



## Barrow Rise

Wyke Regis, Weymouth DT4 9HJ

- Well-Maintained, Spacious Family Home
- Located in the Ever-Popular Wyke Regis
- Sizeable Ground Floor Utility Room / Cloakroom
  - Beautifully Maintained Rear Garden
  - Double Glazing
- Four Bedrooms
- Modern Fitted Kitchen & Bathroom
  - Light & Airy Lounge / Diner
- Driveway With Off-Road Parking
- Gas Central Heating

**Asking Price £285,000 Freehold**



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

Entrance Porch

Hallway

Lounge / Diner

11'2" x 23'5"

Kitchen

11'5" x 8'3"

Utility Room / Cloakroom

8'0" max x 8'11" max

### FIRST FLOOR

First Floor Landing

Bedroom One

9'5" plus recess x 11'3"

Bedroom Two

9'1" plus recess x 9'5"

Bedroom Three

11'3" x 8'2"

Bedroom Four / Study

6'0" x 5'8"

Bathroom

7'3" max x 8'9" max

### OUTSIDE

Front Driveway

Rear Garden

We are delighted to offer for sale this spacious four-bedroom family home, well maintained throughout and offering a range of attractive features including a ground-floor cloakroom, modern fitted kitchen, driveway, gas central heating, and double glazing. Early viewing is highly recommended to fully appreciate the size and appeal of this property.

The entrance porch opens into a welcoming reception hallway with storage cupboard and stairs to the first floor. The ground floor benefits from a utility room/cloakroom fitted with worktop surfaces, WC, wash hand basin, and a double-glazed window. The spacious lounge/diner provides a generous living space with dual aspect natural light. The kitchen is fitted with a modern range of matching eye and base-level units, worktop surfaces, extractor hood, complementary tiling, a double-glazed window, and a stable door leading to the rear garden.

The first-floor landing hosts access to all rooms. At the rear, bedroom one, benefits from built-in wardrobes and pleasant garden views. Bedroom two is positioned to the front and also includes built-in wardrobes. Bedroom three enjoys rear garden views and fitted wardrobes,

while bedroom four is front-facing and would make an ideal study or nursery. The bathroom is fitted with a separate shower cubicle, panelled bath, vanity wash hand basin, low-level WC, complementary tiling, and a double-glazed window.

Externally, the property features an independent driveway providing off-road parking and an external water point. The rear garden is attractively maintained, with a full-width decking area ideal for seating and entertaining, leading to a lawn with planted borders.

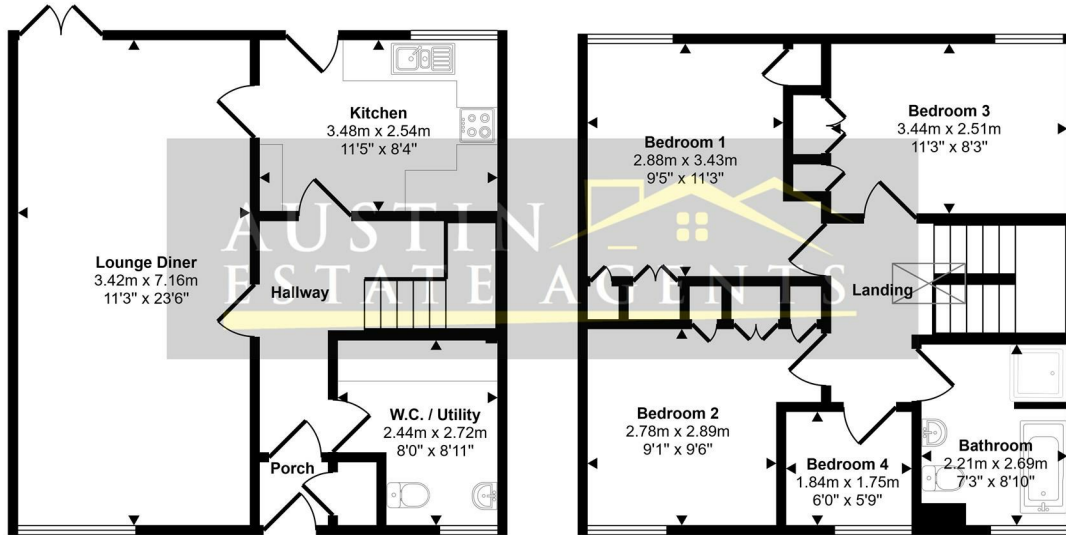
Situated in the popular residential area of Wyke Regis, the property is close to local shops, amenities, bus routes, a health centre, and library. The Fleet Nature Reserve and Jurassic Coastline are also within easy walking distance.

For further information or to arrange a viewing, please contact Austin Estate Agents.



Local Authority **Dorset Council**  
Council Tax Band **B**  
EPC Rating **C**

Approx Gross Internal Area  
101 sq m / 1091 sq ft



Ground Floor  
Approx 51 sq m / 548 sq ft

First Floor  
Approx 50 sq m / 543 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.