

DIRECT



MOVES



## Ullswater Crescent

, Weymouth DT3 5HF

- Double fronted detached chalet bungalow
- Superb countryside views in quiet location
- Flexible ground floor living with bathroom
  - Spacious rooms throughout
  - Highly desirable location
- Three / four double bedrooms
- Sun room, with utility/ downstairs cloakroom
- Large driveway with lots of parking
- Walking distance to Weymouth town and beach
- Scope for further shower room

**£475,000 Freehold**





### Frontage

To the front of the property there is a decked pathway leading to the double glazed front door, leading into the tile-floored porch flooring with an obscured door into the entrance hall.

### Porch

An obscured double glazed upvc front door provides access into a useful porch, internal obscured windows provide light for the inner hallway, a glass panel door leads into the hallway.

### Inner Hallway

Moving into the spacious hallway through the porch, stairs rise to the first floor landing, picture rails provide character and attractive wooden doors provide access into...



### Living Room

11'5" x 15'5"

A light and airy front aspect Living room with another large double-glazed bay window, wall mounted radiator, ceiling coving adds further charm.

### Dining Room/ Bedroom Four

11'5" x 11'5"

From the entrance hallway and into a door on the right is the spacious and light filled dining room with large double glazed bay window and picture rails.

### Downstairs shower room

6'10" x 5'6"

Fully tiled rear aspect room with obscured double glazed window, corner shower with electric shower attachment, Ilwc, hand wash basin with stainless mixer, built in base level units.

### Bedroom Three

11'9" x 10'5"

A generous, rear aspect, double bedroom with built in wardrobes, and double glazed window overlooking rear garden.

### Kitchen

14'9" x 11'5"

A side aspect room with two double glazed windows, a range of eye and base level units with incorporated electric hob and an extractor above, incorporated eye level oven, doors into a storage cupboard, and an incorporated fridge freezer.

### Sun Room

An attractive room off of the kitchen providing plenty of light and two UPVC door, one on either side, that open onto the garden

### Utility Room / Cloakroom

Space and plumbing for washing machine and other white goods, low level WC, door from sun room

### Staircase to first floor landing

Large storage cupboard which could, subject to permission, be converted to a shower room.

### Bedroom One

16'4" x 14'1"

Situated on the first floor this generous rear aspect bedroom offers a large double glazed bay window overlooking the rear garden, wall mounted radiator, ceiling lighting and ample space for wardrobe units.

### Bedroom Two

11'9" x 10'5"

Another double bedroom, featuring a front aspect double glazed bay window, a wall mounted radiator, ceiling lighting and a large storage cupboard/ wardrobe space.

### Large front driveway

There is a large own driveway for 3 cars with scope to further expand the parking area if required.

### Garage

Attached garage with an up and over door, recently installed gas meter on wall, power and lighting, an ideal workshop/storage area.

### Rear Garden

A charming tiered garden featuring a range of patio, decking, gravel and laid to lawn areas. The space is fully enclosed with recently replaced wooden fence panels, doors provide access into the conservatory, garage and a wooden gate allows access onto the front drive.



Local Authority  
Council Tax Band **D**  
EPC Rating **D**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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