Instinct Guides You

Grove Avenue, Weymouth
£410,000

- Exteneded Three Bedroom Family Home
- Generous Mature Garden
- Driveway Parking
- Recently Installed Summer House
- Close To Shops & Amenities
- Large Kitchen With Feature Island
- Family Bathroom & Ground Floor Shower Room
- Large Ground Floor Footprint

Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk

The Property Ombudsman

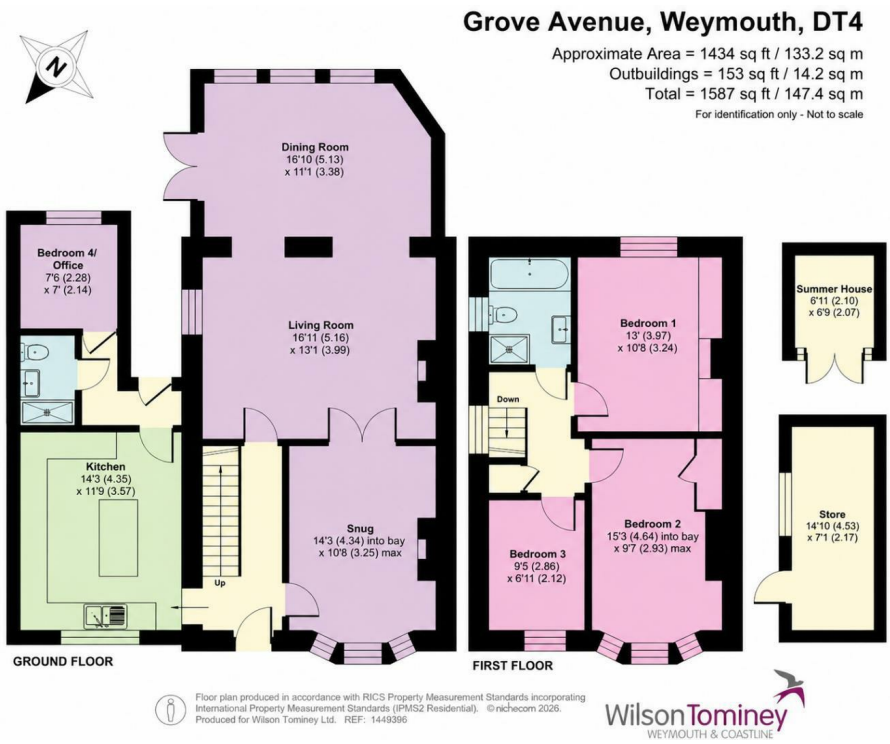
Wilson Tominey are delighted to offer this spacious, extended four-bedroom semi-detached home, ideally positioned in Lodmoor close to a wealth of local amenities. The property enjoys a generous ground floor with three reception rooms, a versatile office, and a mature, sunny-aspect rear garden.

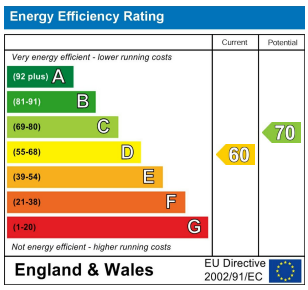
Inside, the hub of the home is undoubtedly the open-plan living and dining rooms, which flow together beautifully to create a spacious, sociable environment perfect for entertaining and family life. Adjacent sits a further reception room offering a more intimate, snug feel and excellent versatility.

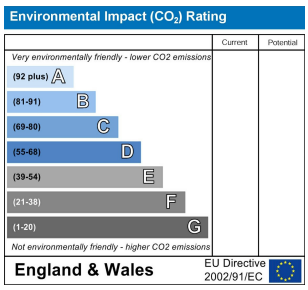
The kitchen retains impressive proportions and features a range of fitted cabinetry along with a central island. A door leads through to a ground-floor shower room and the fourth bedroom/study, further increasing the footprint of the home and providing additional flexibility depending on need.

To the first floor are three bedrooms and the family bathroom. Bedrooms one and two are well-proportioned doubles, with the main bedroom enjoying pleasant views over the rear garden. The family bathroom is well appointed, comprising a bath, separate shower cubicle, hand basin and W.C, all set against contemporary tiling.

Outside, the garden enjoys a sunny southerly aspect and offers a diverse range of plants, green spaces and mature borders that come together to create an attractive, established setting. A patio adjoins the house, providing the perfect spot to entertain and enjoy the sunshine. Steps lead down to a large lawn with mature borders, extending to a wildlife pond beautifully overlooked by a recently erected summer house. The garden also benefits from rear access.







Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.