



**Connells**

Gallwey Road  
Weymouth



### Property Description

Offered with no onward chain this EXTENDED three-bedroom family home offers a generous, versatile ground-floor, off-road parking and low-maintenance southerly aspect rear garden. The property is well-positioned with a range of amenities, schools and bus routes nearby.

Inside, the hallways lead around the extended ground floor, with a well-proportioned lounge at the front of the home that gives an attractive contrast to the spacious, more open-plan rear of the home. The bay window offers an attractive feature, and the room is spacious enough for a range of furniture. The kitchen is well appointed with rows of units on both sides offering ample storage and work surface. The kitchen flows into a generous dining room at the rear which offers an excellent space for family living and entertaining. The room has a bright, inviting feel thanks to its southerly aspect and leads to the additional parts of the home. The ground-floor bathroom increases the longevity and versatility of the home when coupled with the adjacent playroom.

Ascending upstairs are three bedrooms and the family bathroom. Bedrooms one and two are well-proportioned double rooms in addition bedroom three is a generous single room. The family bathroom completes the property and comprises a bath with shower over, wash hand basin and w.c set against contemporary bathroom panelling.

The rear garden enjoys a sunny southerly aspect and has been finished with a low-maintenance approach in mind.

### Entrance

Glazed upvc door leading into:-

### Hallway

Wall mounted radiator, central ceiling light, under stairs storage cupboard with light, power points. Carpeted. Coving. Thermostat.

### Living Room

13' 2" x 11' 3" ( 4.01m x 3.43m )

Front aspect double glazed bay window. Carpeted. Wall mounted radiator. Power points.

### Kitchen

9' 9" x 9' 1" ( 2.97m x 2.77m )

Fully fitted kitchen with a range of wall and base units with worksurfaces over. Inset stainless steel sink. Integral dishwasher. Integral fridge freezer. Four ring gas hob with extractor hood over. Tiling. Coving. Opening into:-

### Open Plan Living

19' 11" x 16' 7" ( 6.07m x 5.05m )

Rear aspect double glazed door to garden, rear aspect double glazed window, 3 x central ceiling lights, wall mounted radiators, power points, BT point, through to:-

## **Study/Playroom**

13' 1" x 7' 9" ( 3.99m x 2.36m )

2 x double glazed Velux windows, power points, central ceiling light.

## **Bathroom**

8' x 7' 1" ( 2.44m x 2.16m )

Vinyl floor, pedestal wash hand basin, 2 x integrated cupboards, bath with shower over, part tiled, low level WC, central ceiling light, rear aspect double glazed window.

## **First Floor**

### **Landing**

Carpeted. Loft access. Door leading into:-

### **Bedroom One**

11' 5" x 9' 6" ( 3.48m x 2.90m )

Front aspect double glazed window, power points, central ceiling light, wall mounted radiator, built in double wardrobe.

### **Bedroom Two**

12' 2" x 10' 1" ( 3.71m x 3.07m )

Power points, fitted unit, central ceiling light, wall mounted radiator, rear aspect double glazed window.

### **Bedroom Three**

7' 11" x 7' 10" ( 2.41m x 2.39m )

Front aspect double glazed window, wall mounted radiator, power points.

## **Bathroom**

Rear aspect double glazed obscured glass window, bath with shower over, vinyl flooring, pedestal wash hand basin, heated towel rail, central ceiling light, low level WC.

## **Outside**

### **Front Garden**

Enclosed by a dwarf wall.

### **Southerly Rear Garden**

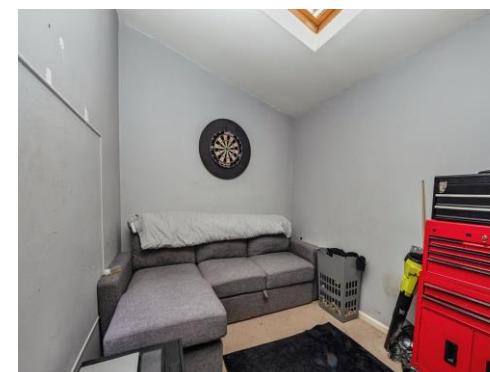
The rear garden enjoys a sunny southerly aspect and has been finished with a low-maintenance approach in mind. Steps lead down to an entertaining area enclosed by fencing.

### **Driveway**

Off road parking for one vehicle.

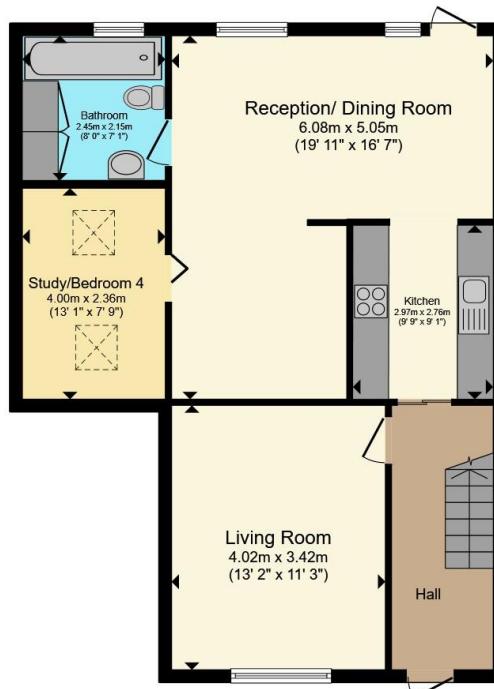
### **Solar Panels**

Vendor informs us of the FULLY OWNED solar panels facing the south aspect. We are informed that the solar panels can return up to £1500 per year and can significantly reduce energy bills.

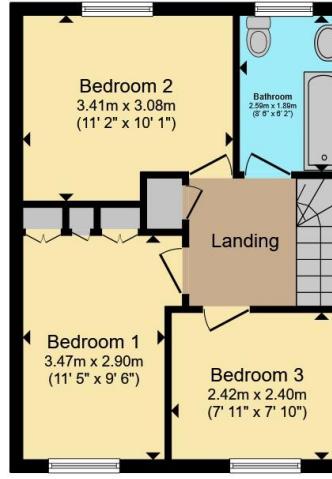








**Ground Floor**



**First Floor**

Total floor area 112.0 m<sup>2</sup> (1,206 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: C    Council Tax  
Band: C

Tenure: Freehold

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