



Instinct Guides You



## Knoll Rise, Weymouth £245,000

- Well Presented Throughout
- Off Road Parking
- Large Mature Rear Garden
- Close To School & Country Walks
- Amenities Nearby
- Spacious Lounge/Dining Room
- Modern Fitted Kitchen & Bathroom
- Welcoming Hallway



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Wilson Tominey are delighted to present this three-bedroom family home, ideally positioned close to schools, bus routes and local amenities. The property is well presented throughout and offers three generous bedrooms, a spacious open-plan lounge/diner and a substantial rear garden.

Step into a welcoming hallway with doors leading to the accommodation and stairs rising to the first floor. The hub of the home is the spacious lounge/dining room, offering ample room for a range of furniture and great versatility in layout. The dual aspect provides a bright, inviting feel, while a sliding door flows into a lean-to at the rear, further increasing the footprint and usability of the space.

The kitchen has been finished to a modern standard and features ample fitted cabinetry, space for appliances and a practical storage cupboard. A door provides direct access to the rear garden.

Rising to the first floor, there are three bedrooms and the family bathroom. Bedroom one is particularly generous, spanning the width of the home; two windows allow natural light to flood the room and offer distant views. Bedroom two is another comfortable double, while bedroom three is a well-proportioned single that lends itself perfectly to a home office or nursery. The bathroom has been remodelled and includes a bath with shower over, hand basin with vanity unit and contemporary tiling.

The rear garden is a true highlight—substantial in size and offering a variety of areas to enjoy. It begins with a large patio adjoining the house, ideal for outdoor dining, before extending to a generous lawn and a sizeable hardstanding at the rear. The property also benefits from side access and one off-road parking space.



**Lounge/Dining Room 20'1" max x 10'2" max (6.14 max x 3.10 max )**

**Kitchen 10'9" max x 8'3" max (3.29 max x 2.53 max )**

**Lean-to 10'0" x 7'11" (3.05 x 2.42)**

**Bedroom One 15'10" max x 9'10" max (4.84 max x 3.02 max )**

**Bedroom Two 9'11" x 6'10" (3.03 x 2.10)**

**Bedroom Three 8'3" x 8'3" (2.52 x 2.52)**

**Bathroom 4'7" x 5'2" (1.41 x 1.60)**

**W.C 5'2" x 2'5" (1.60 x 0.76)**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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