



Instinct Guides You



Greenway Road, Weymouth, DT3 5BD
£495,000

- Redlands
- Large Garden
- Three Bedrooms
- Three Reception Rooms
- Garage & Driveway
- Detached
- Popular Location
- Garden Room



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Situated in the ever popular residential area of Redlands, this well presented extended three bedroom detached family home occupies a generous plot with beautifully maintained gardens, ample off road parking, a detached garage and a versatile garden room. Offering spacious accommodation including three reception rooms, a modern kitchen and ground floor cloakroom, the property is conveniently located close to local amenities, schools, transport links and Weymouth town centre.

The property is approached via a generous driveway providing ample off road parking and access to the detached garage. The front door opens into a welcoming entrance porch with access into the hall with stairs rising to the first floor with access to the principal ground floor accommodation. Positioned to the front is a bright and comfortable lounge featuring a large window overlooking the front garden and providing ample space for furnishings.

The separate dining room also overlooks the front of the property and offers an excellent space for family meals and entertaining. To the rear, the modern kitchen is fitted with a comprehensive range of contemporary wall and base units with work surfaces over, incorporating integrated appliances and ample storage. A door from the kitchen provides direct access to the rear garden.

Also accessed from the entrance hall is an impressive garden room, creating a versatile additional reception space ideal for relaxing, entertaining or home working, with direct access onto the garden. Completing the ground floor is a useful cloakroom.

The first floor landing provides access to three well proportioned bedrooms and the family bathroom. Bedroom one is a generous double room benefitting from fitted wardrobes. Bedroom two is a further spacious double overlooking the front garden, whilst bedroom three provides an ideal child's bedroom, guest room or study. The bathroom is fitted with a bath incorporating a shower over, wash hand basin and WC.

Externally, the gardens are a particular feature of the property. Occupying a generous plot, the home enjoys extensive lawned gardens complemented by mature trees, established shrubs and well stocked borders. A large paved seating area with pergola provides an excellent space for outdoor dining and entertaining, whilst the garden continues around the side of the property creating an attractive and versatile outdoor environment. A garage provides secure parking and useful storage, complemented by the generous driveway offering ample off road parking for multiple vehicles.

Combining spacious accommodation, beautifully maintained gardens, a garage and a sought after Redlands location, this attractive detached family home presents an excellent opportunity for those seeking a well balanced home with generous outside space.

Porch 9'11" x 4'2" (3.04 x 1.29)

Lounge 13'6" x 10'11" (4.12 x 3.35)

Dining Room 10'0" x 8'7" (3.06 x 2.64)

Kitchen 10'2" max x 9'10" (3.10m max x 3.01m)

Garden Room 13'1" x 12'11" (4.01m x 3.94m)

Bedroom One 11'0" x 10'11" (3.36m x 3.35m)

Bedroom Two 10'11" x 10'5" (3.33m x 3.2m)

Bedroom Three 8'7" x 7'11" (2.64 x 2.42)

Garage 15'8" x 8'6" (4.79m x 2.6m)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

