



Instinct Guides You



## Celandine Close, Weymouth Offers In Excess Of £375,000

- Convenient Parking For Two Vehicles
- Efficient Four Bedroom Family Home
- Family Bathroom + En-suite
- 8 Years Left Of NHBC Warranty
- Close To Bus Route & Amenities
- Attractive Position In Lodmoor
- Southerly Aspect Garden
- Open Plan Ground Floor Living Space



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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.

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Wilson Tompkins are proud to present a stunning, recently built four-bedroom home set across three spacious floors in a desirable cul-de-sac in Lodmoor, Weymouth. Thoughtfully designed with modern living in mind, this property combines attractive finishes with a thoughtful layout, bedroom with en-suite, two parking spaces & southerly aspect garden.

The property has an attractive approach and is set within a small development of just nine detached properties.

On the ground floor, you'll find a sleek, contemporary kitchen fitted with a dishwasher, oven & hob, fridge/freezer and washer/dryer. The kitchen benefits from a feature bay window and flows seamlessly to a bright, airy living/dining area, ideal for gatherings and open-plan family living. The living room is generously proportioned, featuring double doors that bathe the room in natural light and help to merge the boundaries between home and garden. A generous cloakroom completes the ground floor.

The second floor hosts three well-sized bedrooms and a family bathroom. Bedrooms two and three are double rooms with bedroom four being a versatile single. The family bathroom boasts a bath with shower over, wash hand basin and WC, tied together with contemporary tiling.

The top floor is dedicated to a substantial bedroom one and a shower room en-suite. The room has ample room for furniture and benefits from attractive views over the surrounding landscape.

Outside, the property includes convenient parking for two vehicles. The rear garden has a sunny southerly aspect and has been finished with a low-maintenance approach to offer a perfect blank canvas.

## Room Dimensions Agents Notes

The vendor informs us the property pays an estate charge of approximately £200pa for the maintenance and upkeep of green spaces and road access to the development.

We recommend these details be checked by a solicitor before incurring costs.



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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.