



Instinct Guides You



Comet Close, Weymouth £375,000

- Garage and Driveway
- Generous Southerly Garden
- Detached Family Home
- Open-Plan Living
- Downstairs Shower Room
- Conservatory
- Three Bedroom/Two Bathroom
- Well Presented



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Step inside this superb detached family home with GARAGE, DRIVEWAY and GENEROUS SOUTHERLY REAR GARDEN. Located in a peaceful cul-de-sac, the home boasts three bedrooms and open-plan living with two bathrooms - one of which is ground floor - as well as additional conservatory, to offer space in abundance and flexible living.

A driveway sets the home back with ample parking for 3+ cars. Attractive render and modern fitted doors/windows combine with paved drive and shingled frontage for a stylish contemporary facade.

Inside, the hall opens to the initial downstairs shower room - doubling up as a downstairs cloakroom; The lounge/diner is a vast room spanning the width of the property with extensive space for furnishings, seamlessly flowing into the conservatory with patio doors illuminating the space via the southerly aspect. Conveniently adjacent is the kitchen, finished in a contemporary style with a range of cupboards and ample preparation space with some integrated appliances and space for white goods.

Upstairs, Bedroom One and Two are excellent double rooms, overlooking the garden with Bedroom Two boasting integrated storage cupboard - the current vendor's addition. The third bedroom is a very reasonable single/guest room with built-in storage freeing up floorspace to amplify the rooms proportions. Completing the floor is a family bathroom with stylish tiling throughout.

The single garage is a convenient space with excellent proportions for storage or additional parking and enjoys electric door with power/lighting.

Externally, the garden is well sized with initial patio area perfect for soaking up the sun via the spaces southerly aspect. Further, a decent lawned area flows onto the raised decking creating versatility perfect for family living.

Room Dimensions

Lounge/Diner 21'5" x 11'10" (6.55 x 3.63)

Conservatory 9'3" x 8'5" (2.82 x 2.57)

Kitchen 12'2" x 9'1" (3.71 x 2.79)

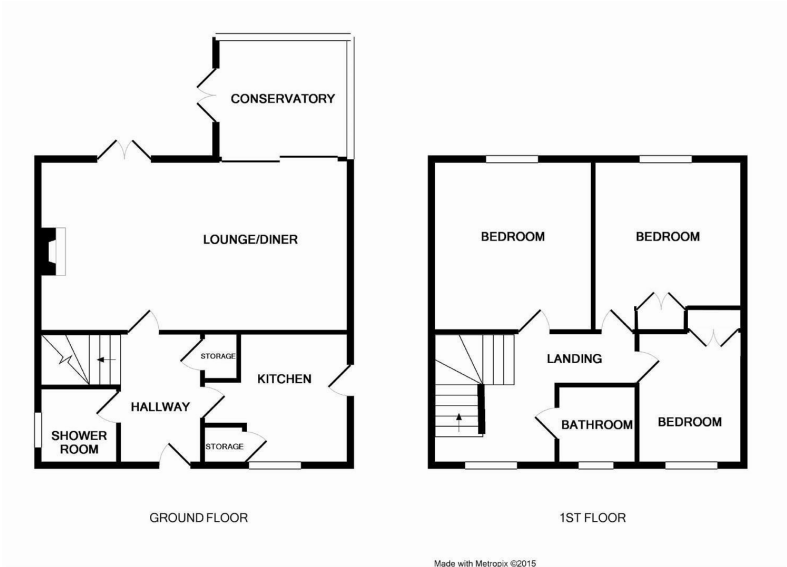
Shower Room

Bedroom One 3.73 x 3.33

Bedroom Two 3.16 x 3.07 plus door recess

Bedroom Three 2.79 x 2.24

Bathroom



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

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