Instinct Guides You



Primula Close, Weymouth
£475,000

- Spacious Four Bedroom Family Home
- Double Garage With Ample Parking
- Attractive Rear Garden
- Enviable Position In Cul-du-sac
- Principle Bedroom With Shower Room Ensuite
- Close To Bus Stop & Amenities
- Far Reaching Countryside Views
- Beautiful Open Plan Kitchen Dining Room
- Family Bathroom & Cloakroom
- Southerley Aspect Garden







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The Property Ombudsman

Welcome to Primula Close, a generously proportioned family home. The property benefits from four bedrooms, an en-suite shower room, two reception areas and the added advantage of a double garage. The landscaped rear garden provides an ideal setting for relaxing and entertaining, while the location offers convenient access to local schooling, transport connections and nearby countryside.

Upon entering, a welcoming central hallway provides access to the principal ground-floor accommodation, including a useful cloakroom. The kitchen/dining room is the hub of the home and is particularly spacious, enjoying a dual-aspect outlook which allows plenty of natural light to fill the room. Fitted with contemporary units, generous preparation surfaces and integrated appliances, there is ample space for a family dining table, making this a practical and sociable area of the home with direct access to the garden.

The main living room offers a comfortable setting for everyday relaxation, with ample room for a range of furniture. The room enjoys sliding doors opening directly onto the rear garden, helping to merge the boundaries between home and garden.

Upstairs, the first-floor landing leads to four well-sized bedrooms. The principal bedroom enjoys an outlook to the front and benefits from its own modern en-suite shower room. The remaining three bedrooms are all well-proportioned and are served by a family bathroom.

The family bathroom has been finished to a modern standard and comprises a bath with shower over, hand basin and WC, set against contemporary tiling.

Externally, the rear garden has been thoughtfully landscaped. A large patio adjoins the house, offering a pleasant space to sit, entertain and make the most of the sunny aspect. A lawn runs alongside the boundary, complemented by mature green borders. There is pedestrian access to the garage, offering additional convenience and versatility. The attractive frontage provides parking for several vehicles.









Living Room 19'2" x 11'10" (5.85 x 3.63)

Kitchen 11'5" x 10'4" (3.48 x 3.16)

Dining Room 10'4" x 8'10" (3.16 x 2.70)

Cloakroom 6'6" x 3'5" (1.99 x 1.06)

Bedroom One 12'9" x 9'2" + wardrobes (3.90 x 2.81 + wardrobes)

En-suite 6'11" x 5'0" (2.12 x 1.54)

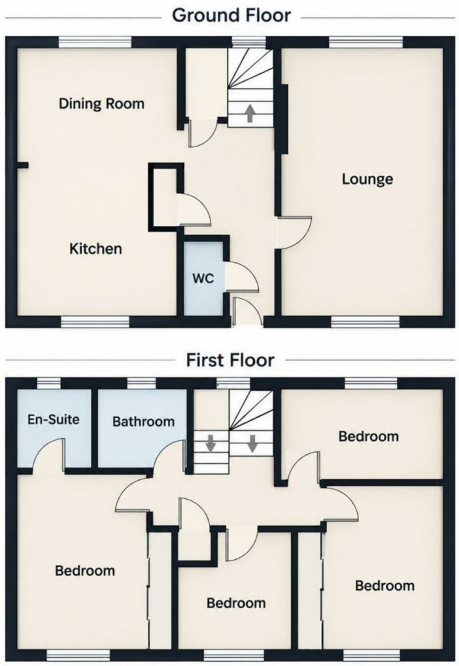
Bedroom Two 11'8" x 8'2" + wardrobe (3.57 x 2.49 + wardrobe)

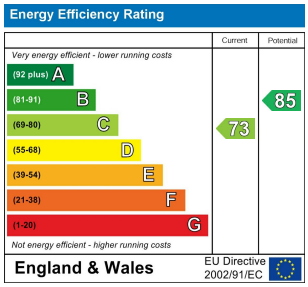
Bedroom Three 11'10" x 7'0" (3.63 x 2.15)

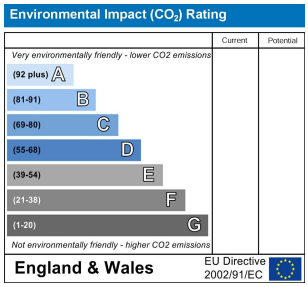
Bedroom Four 8'5" max x 8'11" max (2.58 max x 2.73 max)

Bathroom 6'9" x 6'11" (2.07 x 2.11)

Garage 17'7" x 14'11" (5.36 x 4.57)







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.