Instinct Guides You

St. Patricks Avenue, Weymouth
Offers In Excess Of £340,000

- Three Bedroom Detached House
- Large Rear Garden
- Extended Family Home
- Driveway Parking & Garage
- Close To Bus Route & Amenities
- Open Plan Lounge/Diner
- Littlesea, Weymouth
- Easy Access To Schools & Coastal Walks

Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk

The Property Ombudsman

This THREE BEDROOM EXTENDED DETACHED HOUSE occupies a GENEROUS PLOT and offers well-proportioned accommodation arranged over two floors, together with a GARAGE and PARKING. The property benefits from a spacious lounge/diner, an EXTENDED kitchen, ground floor W.C and three bedrooms, providing a practical and versatile home with plenty of space throughout.

The ground floor is centred around the impressive lounge/diner, which offers a generous space for both relaxing and dining. A feature fireplace creates an attractive focal point, while sliding doors provide views and access towards the front and rear, allowing plenty of natural light into the room and creating a lovely connection between the living space and outside.

The extended kitchen is a particularly useful addition, creating a generous dual-aspect room with an excellent amount of fitted storage and work surface, together with space for a range of appliances. Windows overlook the surrounding plot, while a door provides access to outside. A ground floor W.C is conveniently positioned off the central hallway.

Upstairs, there are three bedrooms, with the principal bedroom offering generous proportions and plenty of space for furnishings. The second bedroom is also a good-sized double, while bedroom three provides a useful additional bedroom or home office. The family shower room completes the first floor and comprises a walk-in shower, wash hand basin and W.C, complemented by modern wall panelling.

Outside, the property occupies a notably larger plot than many of its immediate neighbours, providing a good amount of outdoor space to enjoy. The property benefits from a GARAGE, while further parking is provided to the front via the large, low-maintenance frontage.

Location
Situated within a cul-de-sac in the Littlesea area, the property is conveniently positioned for a range of local amenities, bus routes and schools, while also being close to a variety of attractive walks and open spaces.

Lounge / Diner 23'3" x 11'11" (7.09 x 3.65)

Kitchen 13'5" x 13'0" (4.11 x 3.97)

Garage 16'7" x 8'2" (5.07 x 2.51)

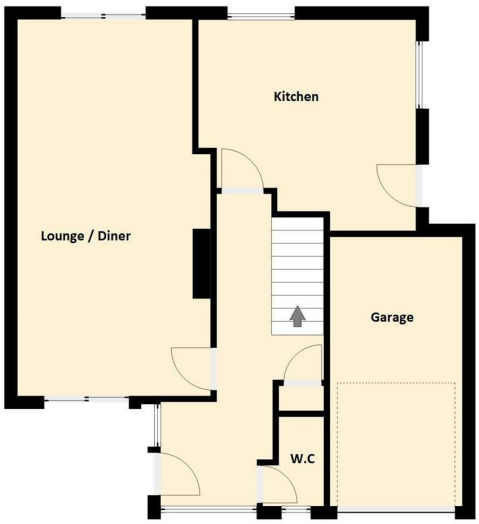
Bedroom One 12'3" x 10'10" (3.74 x 3.31)

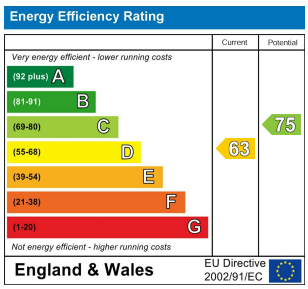
Bedroom Two 10'10" x 9'10" (3.31 x 3.02)

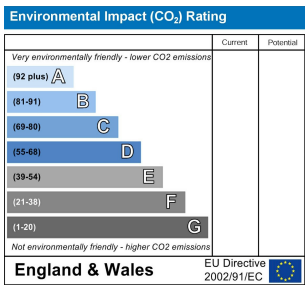
Bedroom Three 9'3" x 7'5" (2.82 x 2.27)

Bathroom 8'3" x 7'10" (2.52 x 2.39)

W.C 5'6" max x 3'9" max (1.68 max x 1.15 max)







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