



Instinct Guides You



**£845,000
Wyke Road, Weymouth**

Wilson Tominey

- Far Reaching Sea Views
- Generous Plot Approximating 0.33 Acres
- Extensive Parking with Two Garages
- Enviable Proximity To Weymouth Harbour
- Substantial Established Residence
- Coveted Location of Wyke Road
- Beautifully Presented
- Thoughtfully Extended



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 home is accessed via a lane, boasting further parking outside of the property's initial gardens.

A mezzanine and single garaging along with ample parking front delightfully preserved grounds - inviting you to the home's distinct frontage. An array of different plants and shrubs illuminate the space to provide a green contrast.

Beyond, the home's downstairs has been tastefully extended with family living in mind. Firstly, a more intimate lounge sits to the left, forming a sheltered, cosy feeling for seasonal versatility - a large bay window enables light. A striking contemporary kitchen/breakfast room flows seamlessly into the well-proportioned diner; Elegant blends of contemporary styling and classful furnishings enable a playful yet sympathetic style to what forms as the hub of the home. The family/garden room supplements the living space, oozing with light and stunning outlooks onto the rear garden.

The ground floor is completed by separate utility room, downstairs cloakroom and larder - amplifying the sense of being a true family home.

On one side of the home, stairs rise to a split-level extension hosting bedroom two exclusively - a double room with en-suite and integrated storage. As part of an extension from the original home, the seclusion of bedroom two provides a versatile living arrangement.

Another staircase in the hall ascends to the traditional first floor. Three double bedrooms and family bathroom are presented via the spacious landing. Bedroom Four is a generous double with integrated storage and adjacent to a large double Bedroom Three. A spacious loft is accessed via the fourth bedroom with stairs rising to the large space; Two windows enhance the sense of light with striking views over Weymouth Bay and beyond. The principle bedroom retains an en-suite and is extremely well proportioned - all finished in a contemporary style.

Externally, the home boasts two separate garages of superb sizing - one of which boasts mezzanine conversion for additional floorspace. Mature maintained grounds encompass the home, enriching the space with elegant arrays of established plants, foliage and trees. The garden also benefits from side access and extended covered terracing encouraging al-fresco seating and dining for all types of weather. A studio completes the home.



Sitting Room 20'4" into bay x 14'4" into bay (6.20m into bay x 4.37m into bay)

Kitchen/Breakfast Room 23'7" into bay x 17'3" max (7.21m into bay x 5.26m max)

Dining Room 19'3" max x 14'2" max (5.87m max x 4.34m max)

Family/Garden Room 30'6" max x 9'10" max (9.32m max x 3.02m max)

Bedroom One + En Suite 13'8" x 10'9" (4.17m x 3.3m)

Bedroom Two + En Suite 12'2" x 11'6" (3.71m x 3.51m)

Bedroom Three 14'2" max x 9'8" max (4.34m max x 2.97m max)

Loft 32'1" max x 8'7" max (9.78 max x 2.62 max)

Bedroom Four 10'11" x 10'9" (3.33m x 3.30m)

Mezzanine Garage 19'1" x 12'0" (5.82m x 3.66m)

Single Garage 17'5" max x 7'6" (5.33m max x 2.29m)



Wyke Road, Weymouth, DT4 9QJ

Approximate Area = 2531 sq ft / 235.1 sq m
Garage = 380 sq ft / 33.4 sq m
Total = 2891 sq ft / 268.5 sq m

For identification only - Not to scale



Certified Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards Incorporating International Property Measurement Standards (IPMS2 Residential). © midcom 2024.

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