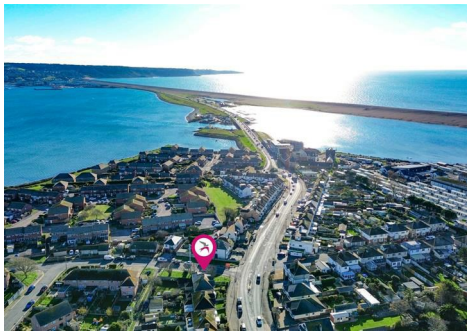
Instinct Guides You



Portland Road, Weymouth
Offers In Excess Of £325,000

- Spacious Four Bedroom Extended Home
- Corner Plot With Generous Garden
- Vehicular Rear Access (Scope for Parking)
- Moments From Smallmouth Beach
- Two Bathrooms and Additional Cloakroom
- Two Reception Rooms
- Sea Glimpse From Bedroom
- On a Bus Route







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The Property Ombudsman

Welcome this EXTENDED FOUR BEDROOM family home with CORNER PLOT in Wyke Regis. The property boasts excellent proportions throughout with large kitchen/diner, two reception rooms, two bathrooms and cloakroom as well as generously sized rear garden. A lane behind offers VEHICULAR REAR ACCESS with scope for parking or garage (STPP) - adding to this conveniently located property just moments from Smallmouth Beach, a bus route and vast amenities.

A walled frontage sets the home back with a traditional-feeling green space and initial porch entrance.

The hallway begins the home with a living room to the front enjoying box bay window and ample proportions for a range of furnishings. Behind, an additional reception room overlooks the garden with patio doors to the decking; The room provides flexibility with the kitchen/diner offering space for dining as well as vast cupboard and preparation space as well as a door to the side access.

To the rear, an extension hosts the cloakroom, bathroom and large boiler cupboard.

Upstairs are all four bedrooms. Above the extension, bedroom three has room for a double with dual aspect windows accentuating light. Bedroom Four sits in the heart of the landing as a potential double or study, overlooking the garden. Similarly, the second bedroom sits adjacent - a double bedroom, also.

To the front of the home; Bedroom one is an excellent master suite with built-in wardrobe up on side and characterful bay window with sea glimpses to the other. Adjacent, a contemporary shower room retains a large walk in shower, toilet and basin with sleek tiling between.

Externally, the garden is an excellent space courtesy of the home's corner plot with an initial decking area. There is rear access with a vehicular lane which allows for scope to erect a garage or off-road parking (STPP).

Room Dimensions

Porch 7'6" max x 3'11" max (2.30m max x 1.21m max)

Living Room 13'6" into bay x 10'5" max (4.13m into bay x 3.20m max)

Dining Room 11'7" max x 10'6" max (3.55m max x 3.21m max)

Kitchen 15'1" > 7'11" x 11'4" > 8'3" (4.60m > 2.43m x 3.47m > 2.52)

Downstairs Bathroom 7'4" max x 5'6" max (2.24m max x 1.68m max)

Cloakroom 4'8" x 2'3" (1.44m x 0.69m)

Bedroom One 14'1" into bay x 9'1" (4.31m into bay x 2.77m)

Bedroom Two 11'10" max x 9'3" max (3.63m max x 2.84m max)

Bedroom Three 8'6" max x 8'0" max (2.60m max x 2.44m max)

Bedroom Four 8'7" x 7'10" (2.63m x 2.40m)

Shower Room 6'7" max x 5'6" max (2.01m max x 1.69m max)

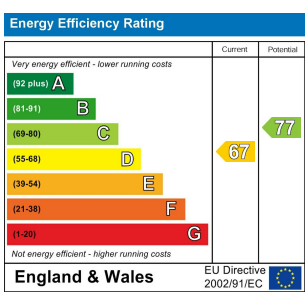


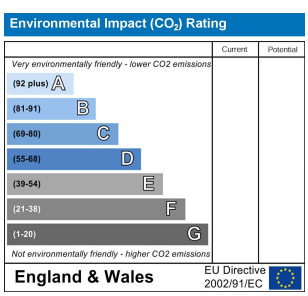












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