







Warren Close

, Weymouth DT4 0SH

- Detached Family Home
- Three Bedrooms
- Sitting Room, Dining Room & Family Room
- Fitted Kitchen
- Family Bathroom
- Double Glazing & Gas Central Heating
- Front Garden & Driveway for Multiple Vehicles
- Beautiful Rear Garden
- Close to Local Shops & Amenities
- No Onward Chain!

Guide Price £350,000 Freehold







SUMMARY OF ACCOMMODATION

GROUND FLOOR

Sun Room / Entrance Porch
7'2" max x 7'8" max

Entrance Hallway

Sitting Room
12'2" x 11'6"

Kitchen
9'9" x 8'9"

Dining Room
9'9" x 9'4"

Family Room
11'3" x 15'5"

FIRST FLOOR

First Floor Landing

Bedroom One
9'9" to wardrobes x 11'7"

Bedroom Two
11'9" x 8'11"

Bedroom Three
8' max x 8'4" max

Bathroom
7'12" x 5'6"

OUTSIDE

Front Garden & Driveway

Rear Garden

Offered with no onward chain, this substantial three-bedroom detached home presents an excellent opportunity to create a wonderful family residence. Benefiting from generous living accommodation, ample off-road parking, and a large mature garden, an internal viewing is highly recommended.

The property is entered via a bright sunroom/vestibule, providing useful space for seating and storage. A door leads into the entrance hall with stairs to the first floor and access to the principal ground-floor rooms. The front-aspect sitting room is light and spacious, featuring a large window and attractive electric fireplace. The kitchen is fitted with a range of wall and base units with work surfaces over, space for a cooker with extractor hood, and room for a fridge/freezer. A rear-facing window overlooks the garden. Sliding doors connect the kitchen to the dining room, creating a sociable layout ideal for family life. Beyond, the spacious family room enjoys dual-aspect windows with pleasant garden views and patio doors opening directly onto the rear garden.

Upstairs, the landing provides access to three bedrooms, the family bathroom, and an airing cupboard. Bedroom one is a generous double with fitted mirrored wardrobes, while bedroom two is another spacious double overlooking the garden. Bedroom three is a comfortable single room with built-in storage and housing for the boiler. The bathroom comprises a panelled bath with mixer shower over, wash hand basin, WC, heated towel rail, tiled walls, and a rear-facing window.

Outside, the sizeable rear garden is mainly laid to lawn with mature flower beds, shrubs, and planting. A substantial timber workshop on a concrete base offers excellent versatility, and a greenhouse is also included. To the front, a driveway provides off-road parking for five or more vehicles, alongside a lawned garden with mature shrubs and a distinctive monkey puzzle tree.

Situated in the popular Lanehouse area of Weymouth, the property is conveniently located close to local shops, well regarded primary and secondary schools, Conifers and Budmouth Academy, and amenities a Tesco Express, pharmacy, doctor's surgery, and regular bus routes to Weymouth town centre and surrounding areas.

For further information, or to make an appointment to view, please contact Austin Estate Agents.

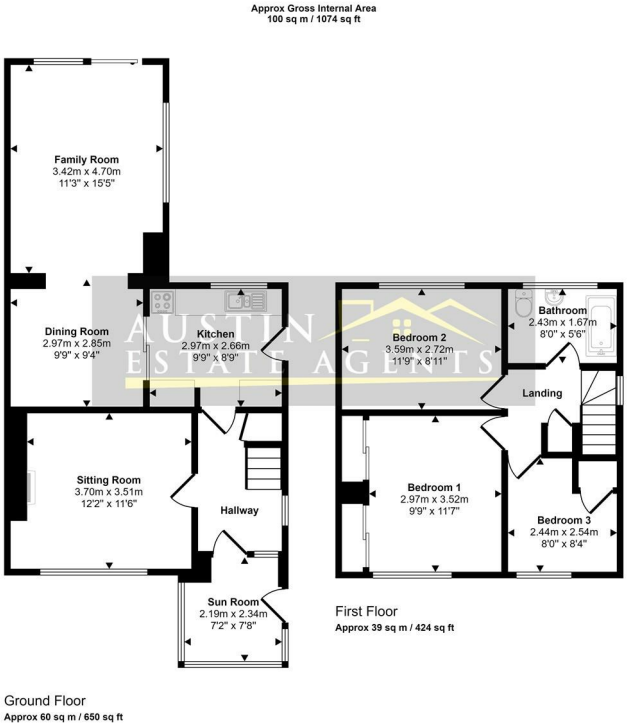
We have been informed by the vendor that the property has pre-application planning agreed in principle for a two storey extension to the side of the property, giving the new owner the potential to extend if they so wish.







Local Authority **Dorset Council**
Council Tax Band **D**
EPC Rating **D**



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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