Instinct Guides You



Marina Gardens, Weymouth
Offers In Excess Of £425,000

- No Onward Chain
- * small car access to garage
- Double Garage and Parking*
- Sought After Crescent
- Generous Rear Garden
- Substantial Detached Bungalow
- Off Of Wyke Road
- Bathroom With Separate Cloakroom







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The Property Ombudsman

Tucked in the corner of the prestigious crescent of Marina Gardens is this substantial three-bedroom detached bungalow. With a large rear garden, double garage (width access restricting) and a superb level plot, the home serves as an established residence with a convenient position on the edge of Rodwell. This versatile property is offered with no onward chain.

Beyond the home's frontage with extensive parking, an initial conservatory provides access to the hallway whilst adding to the flexibility of the accommodation. A generous lounge boasts dual-aspect windows, creating a light and spacious feel with excellent proportions. Adjacent is the dining room, patio doors enable a stunning outlook onto the rear garden - becoming a natural hub that helps merge boundaries of home and garden. Opposite is the kitchen, boasting space for appliances and an array of units; The kitchen also contains access to the side of the property and further storage.

Bedrooms One and Two are well proportioned - both boast dual aspect windows with views onto the garden. In addition, bedroom Three is a further double, reaffirming the spacious nature of the home.

Conveniently, the home boasts a separate cloakroom to the main family bathroom. The family bathroom itself hosts a separate shower and bath, along with a toilet and basin.

One of the stand-out features of the home is longevity. The garden is generous and boasts a range of established trees and shrubs offering excellent maturity and the level plot offers superb longevity to the owner. A pedestrian door opens into the garage which is a substantial, double in size however has one garage door.

In summary, Marina Gardens commands a sought-after, convenient spot, a large bungalow nestled on an attractive level plot. The town centre & harbour side are close by with its range of eateries, boutiques and shops.









Room Dimensions

Living Room 14'9" + bay x 14'9" (4.52 + bay x 4.51)

Dining Room 13'5" x 11'8" into recess (4.10 x 3.57 into recess)

Kitchen 12'10" max x 9'6" max (3.93 max x 2.92 max)

Conservatory 13'4" x 10'11" (4.07 x 3.35)

Bedroom One 12'6" x 10'9" + bay (3.82 x 3.29 + bay)

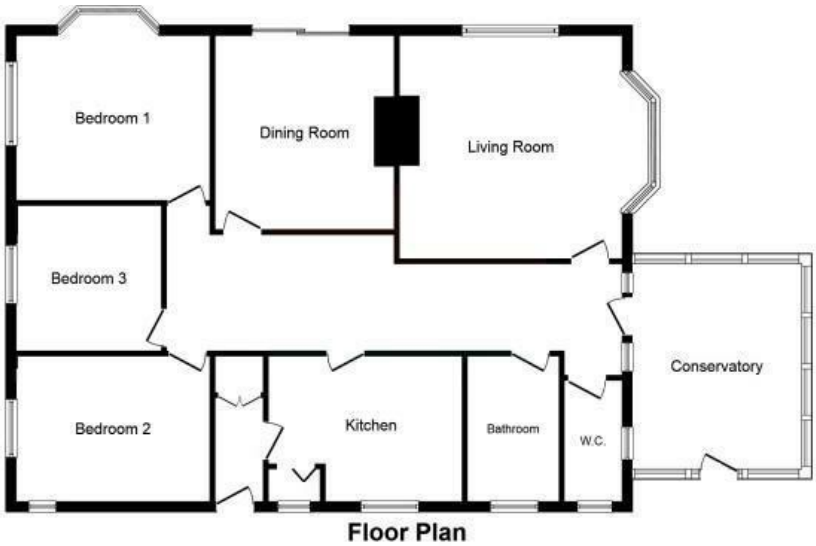
Bedroom Two 12'5" x 9'7" (3.80 x 2.93)

Bedroom Three 9'7" x 8'11" (2.93 x 2.74)

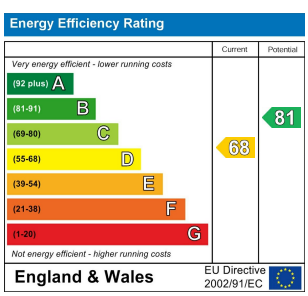
Bathroom 9'6" x 5'8" (2.90 x 1.73)

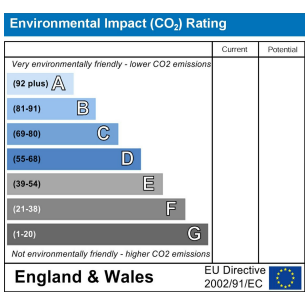
Cloakroom 7'10" x 3'6" (2.39 x 1.07)

Garage (small car access) 25'9" max x 16'9" max (7.87 max x 5.12 max)



Floor Plan





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.