Instinct Guides You



Shrubbery Lane, Wyke Regis, Weymouth DT4 9LU
£425,000

- Extended Detached House
- Large Westerly Garden
- Two Reception Rooms
- Spacious Kitchen/Diner
- Garage & Driveway
- Sea Glimpse
- Close To Amenities
- Moments From Portland Harbour







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

Situated in the highly sought after residential area of Wyke Regis, this attractive and extended three bedroom detached family home offers spacious and versatile accommodation, a garage, driveway parking and a particularly large westerly facing rear garden. The property benefits from two reception rooms, a generous kitchen/breakfast room and a useful utility/study area. Wyke Regis is particularly popular for its proximity to Portland Harbour, Sandsfoot Beach and the Rodwell Trail, offering picturesque coastal walks, whilst Weymouth town centre, harbour and award-winning beach are also within easy reach.

The accommodation begins with an entrance porch leading into the hallway, with stairs rising to the first floor. The lounge is positioned at the front of the property and features an attractive bay window, allowing plenty of natural light to fill the room. An opening leads through to the separate dining room, providing an excellent space for entertaining, with French doors opening directly onto the rear garden.

The extended kitchen/breakfast room is a particularly generous space, fitted with a range of wooden wall and base units, ample work surfaces and room for a dining table. Windows overlook the garden, whilst a door provides direct access outside. A useful utility/study area offers additional flexibility, ideal for laundry facilities or those requiring a dedicated workspace.

Upstairs, the first floor landing provides access to three bedrooms and the family bathroom. Bedroom one is a spacious dual aspect double room overlooking the rear garden with a glimpse of the sea, whilst bedroom two is another well proportioned double bedroom featuring an attractive bay window. Bedroom three provides a further bedroom, suitable for children, guests or use as a home office. The family bathroom is fitted with a bath, separate shower enclosure, wash hand basin and WC.

Outside, a particular feature of the property is the large westerly facing rear garden, enjoying afternoon and evening sunshine. The garden features an extensive lawn, established planting and a substantial decked seating area with a pergola, creating an excellent setting for outdoor dining and entertaining.

To the front, the property benefits from driveway parking and access to the garage, completing this attractive detached family home in a desirable Wyke Regis location.

Lounge 12'4" x 10'10" (3.78 x 3.31)

Dining Room 12'4" x 11'10" (3.78 x 3.63)

Kitchen/Diner 22'5" x 8'9" (6.84 x 2.69)

Utility Area / Study 9'4" max x 8'11" (2.86 max x 2.72)

Bedroom One 12'4" x 11'11" (3.78 x 3.65)

Bedroom Two 12'4" x 10'10" (3.78 x 3.31)

Bedroom Three 9'4" x 7'6" (2.85 x 2.3)

Garage 14'11" x 9'8" (4.56 x 2.95)



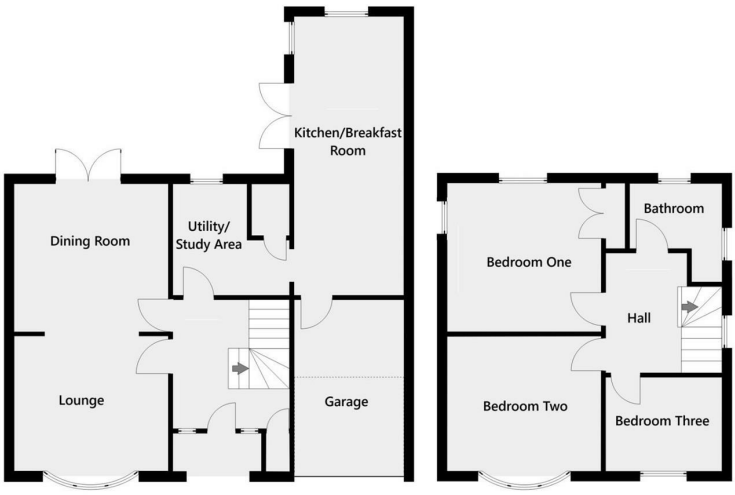




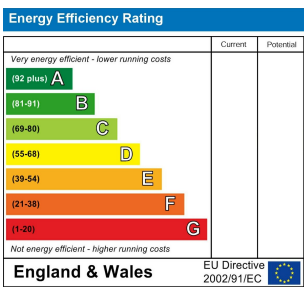


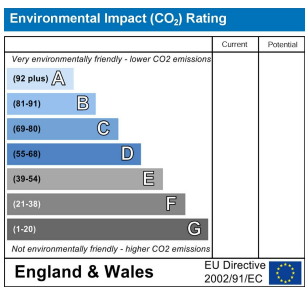





Kitchen/Breakfast Room
Dining Room
Utility/ Study Area
Lounge
Garage
Bathroom
Bedroom One
Hall
Bedroom Two
Bedroom Three


WESTHAM
Weymouth
LANEHOUSE
RODWELL
Buxton Rd
WYKE REGIS
Portland Rd
Google
Map data ©2026 Google


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC