

Instinct Guides You



Overlands Road, Wyke Regis, Weymouth £325,000

- No Onward Chain
- Beautiful Far Reaching Views
- Three Double Bedrooms
- Garage & Parking

- Garden With Seating Area Views
- Versatile Ground Floor Office Space
- Close To Walks Of Fleet Lagoon
- Well Presented Throughout









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Offered with NO ONWARD CHAIN, this EXTENDED THREE-BEDROOM FAMILY HOME enjoys STUNNING, FAR-REACHING VIEWS across the surrounding landscape and Fleet Lagoon. Highlights include a beautiful garden room, a large garage, and offroad parking.

Positioned on the Lanehouse / Wyke Regis border, the property occupies an elevated position that offers truly unique vistas. Two parking spaces are available at the front, and entry is via a welcoming porch.

Inside, the living room is the first space you encounter—a well-proportioned area with room for a variety of furnishings and a small dining table. A cloakroom and hand basin adds convenience for family living. The living room flows into the kitchen, which is well-appointed with a range of cabinetry and ample worksurface and a window overlooking the garden room.

At the rear, the garden room is a standout feature—perfect for entertaining or relaxing on sunny days. Spacious enough for multiple furnishings, it opens onto a level rear garden that backs onto open fields, offering a tranquil and picturesque outlook. From the garden room, a door leads to a home office which offers excellent versatility which in turn provides access to the large garage.

Upstairs, the first floor comprises three bedrooms and a family bathroom. Bedroom One is a generous double with built-in wardrobes that cleverly utilize space above the staircase. Bedroom Three, adjacent, enjoys spectacular panoramic views and again enjoys a built in wardrobe. The third bedrooms is an additional double.

The family bathroom, enhanced by the extension, is impressively spacious and includes a bath, separate shower, wash hand basin, W/C, and a storage cupboard.

The rear garden is a charming space with a lawn, flower beds, and mature shrubs. It backs directly onto open fields, creating a wonderful sense of space and connection to the surrounding countryside.

Room Dimensions

Living Room 14'8" max x 14'1" (4.48 max x 4.30)

Kitchen 11'3" x 7'3" (3.44 x 2.21)

Garden Room 13'1" x 9'3" (4.01 x 2.84)

Office 8'5" x 7'5" (2.58 x 2.28)

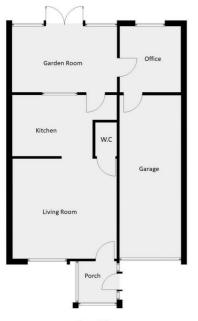
Garage 22'11" x 8'8" (6.99 x 2.65)

Bedroom One 11'7" max x 10'6" (3.54 max x 3.21)

Bedroom Two 13'11" x 8'6" (4.25 x 2.60)

Bedroom Three 11'6" x 8'7" (3.53 x 2.64)

Bathroom 15'3" max x 7'1" (4.67 max x 2.18)



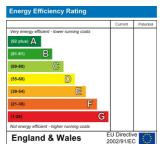


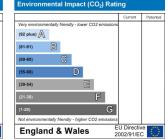












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