



Instinct Guides You



## Stirling Road, Weymouth £575,000

- Superbly Presented Throughout
- Garage & Ample Driveway Parking
- Attractive Rear Garden
- Four Double Bedrooms
- Beautiful Open Plan Kitchen/Living Space
- Desirable Cul-De-Sac Position
- Stunning Family Bathroom & Shower En-suite
- Utility & Cloakroom
- No Onward Chain
- Versatile Ground Floor Living



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A modern and beautifully presented four-bedroom detached chalet bungalow, perfectly positioned in the highly sought-after Redlands area. This exceptional home has been thoughtfully transformed throughout, blending contemporary design with a calm, welcoming atmosphere that feels both luxurious and comfortable offering generous proportions, garage and ample driveway parking. Offered with no onward chain.

The heart of the home is the impressive open-plan kitchen and living space — a bright, uplifting area designed for everyday living and effortless entertaining. The layout is generous and versatile, with architectural skylights, quality finishes and seamless access to the garden creating a natural flow between indoors and out.

The ground floor also offers three generous double bedrooms, two of which are bay-fronted, providing bright, welcoming spaces with ample room for furniture. A sleek family bathroom features a bath and separate shower cubicle set against contemporary tiling. A well-planned utility room adds practicality and provides internal access to the garage. The garage is equipped with electrical outlets and offers convenient access to both the front and rear gardens.

Upstairs, the principal bedroom is substantial in size, with a dressing room and refined en-suite completing the space perfectly. It's a peaceful retreat, tucked away from the rest of the home.

Outside, the garden is private, enclosed and bathed in natural light — ideal for outdoor dining, children's play or simply relaxing in a quiet, sheltered setting. To the front, the property benefits from a garage and extensive private parking, adding further convenience to its already impressive offering.

Set within a tranquil cul-de-sac, the location combines peace and privacy with excellent accessibility. A short stroll brings you to regular bus routes connecting Weymouth and Dorchester, while nearby shops, supermarkets and well-regarded schools make day-to-day life wonderfully easy.

Kitchen/Living Area 27'0" max x 25'4" max (8.23 max x 7.74 max )

Bedroom One 14'4" max x 14'1" max (4.37 max x 4.30 max )

Bedroom Two 13'9" + bay x 10'3" (4.20 + bay x 3.13)

Bedroom Three 10'9" + bay x 10'3" (3.30 + bay x 3.14 )

Bedroom Four 10'8" x 10'4" (3.27 x 3.15)

Utility Room 10'5" x 5'1" (3.18 x 1.57)

Garage 18'6" x 8'4" (5.64 x 2.56)

Bathroom 10'3" x 6'2" (3.13 x 1.89)

En-suite 9'5" x 8'0" (2.89 x 2.45)

Dressing Room 8'0" x 4'9" (2.45 x 1.47)

Cloakroom 4'9" x 2'7" (1.45 x 0.79)



| 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 <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

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.