Instinct Guides You

Francis Road, Weymouth
£350,000

- Extended Accommodation
- Garage & Driveway
- Well Presented
- Modern Kitchen
- Two Reception Rooms
- Utility Room
- Some Open Views
- Semi Detached

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The Property Ombudsman

Situated within a popular residential area of Weymouth, Francis Road is an extended three bedroom semi detached home offering spacious and well balanced accommodation, a generous open plan kitchen arrangement, driveway parking and a garage. The property is conveniently located for access to local amenities, schools and transport links, while remaining within easy reach of Weymouth town centre and seafront.

The accommodation is entered via a hallway which provides access to the principal ground floor rooms. The lounge is positioned to the front and offers a comfortable living space with a large window allowing natural light to fill the room, along with a feature fireplace creating a focal point.
The dining room sits centrally within the home, creating a natural hub that connects the accommodation and provides a sociable flow between the rooms. This space offers ample room for a family dining table and links seamlessly through to the extended kitchen, enhancing the sense of openness while still retaining defined areas.

To the rear, the extended kitchen is fitted with a range of contemporary units, generous work surfaces and integrated appliances, arranged in a practical layout. The space benefits from a bright aspect and a clear connection back through to the dining area, making it ideal for both everyday living and entertaining.

A separate utility room provides additional storage and space for appliances, adding further practicality to the ground floor layout.

To the first floor, there are three bedrooms. The principal bedroom is a well proportioned double with built in storage, while the second bedroom is another comfortable double. The third bedroom offers flexibility as a further bedroom, nursery or study. The family bathroom is fitted with a bath with shower over, wash hand basin and WC, finished in a modern style.

Externally, the rear garden is arranged with a patio area leading onto lawn, providing a pleasant outdoor space for seating and general use.

Room Dimensions

Kitchen 17'1" x 7'6" (5.23m x 2.31m)

Lounge 10'10" max x 11'11" max (3.31m max x 3.64m max)

Dining Room 12'0" max x 10'10" max (3.68m max x 3.31m max)

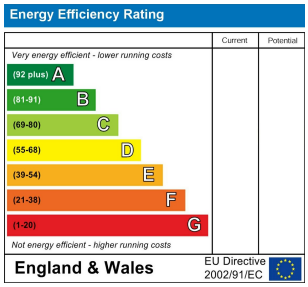
Utility 8'9" x 6'10" (2.68m x 2.10m)

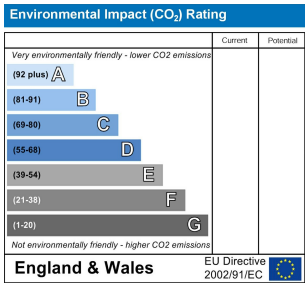
Bedroom One 11'11" max x 11'1" max (3.64m max x 3.39m max)

Bedroom Two 10'11" x 10'0" (3.34m x 3.06m)

Bedroom Three 7'11" x 6'10" (2.42m x 2.10m)

Bathroom 6'9" max x 6'2" max (2.08m max x 1.88m max)





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