



Instinct Guides You



Goldcroft Avenue, Weymouth Offers In Excess Of £375,000

- No Onward Chain
- Double Garage & Parking
- Attractive Far Reaching Views
- Well Presented Throughout
- Bathroom & Ground Floor Shower Room
- Large Conservatory
- West Facing Mature Garden
- Easy Access to Nature Reserve & Town Centre



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Wilson Tominey are delighted to offer this well-presented family home, occupying an attractive cul-de-sac position just moments from a nature reserve, with convenient access to the vibrant town centre. Offered with no onward chain, the property boasts a double garage, generous driveway parking, open-plan living, and far-reaching views across the surrounding landscape.

The heart of the home is the contemporary open-plan living and dining area, offering excellent space for versatile furniture arrangements. Bi-fold doors seamlessly link the space to the conservatory, creating a light-filled and sociable flow with appealing views over the rear garden.

The conservatory itself is generously sized and currently arranged with a breakfast bar and relaxed seating—an ideal secondary space for entertaining. Adjacent, the kitchen offers a range of fitted units with space for freestanding appliances, making it both practical and adaptable.

Unusually for homes of this style, the ground floor is completed by a stylish shower room with floor-to-ceiling contemporary tiling, excellent built-in storage, a wash hand basin and W.C.—perfect for guests or multi-generational living.

Upstairs, three well-proportioned double bedrooms are served by a modern family bathroom featuring a sleek three-piece suite. Bedrooms one and two include built-in storage, and bedroom three offers further space for flexible use. The easily accessible loft is fully boarded, the walls and ceiling have been lined and there are dormer windows, providing excellent storage and natural light.

Outside, the rear garden enjoys a sunny westerly aspect, beginning with a spacious patio ideal for entertaining. Steps lead to a generous lawn bordered by mature planting and shrubs, adding character and colour. A shared access track leads to the double garage—offering superb versatility—and additional parking is available on the private driveway to the front for two vehicles.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.