



Instinct Guides You



Rosebay Drive, Weymouth £350,000

- No Onward Chain
- Detached Garage & Driveway
- Ensuite
- Kitchen/Diner
- Utility Room
- Corner Plot
- Cloakroom
- Close To Amenities



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Welcome to Rosebay Drive, a modern three bedroom family home featuring a detached garage with off road parking, positioned on a corner plot. Positioned close to a green space with a range of walks nearby the property enjoys contemporary spaces throughout including kitchen/dining room, en-suite to bedroom one and is being offered for sale with no chain.

The property has a modern contemporary look generating good curb appeal positioned neatly on the corner plot.

Inside the hub of the home is certainly the open plan kitchen dining room. The room offers a superb family or social space with ample room for a dining table. The kitchen has been finished to a modern standard with attractive cabinetry and room for white goods. The utility room adjacent offers further practical storage with a cloakroom and access to the garden.

The living room offers a well proportioned retreat with a bright dual aspect adding to the style of the home. Patio doors lead outside helping to merge the boundaries between home and garden.

Rising upstairs are three bedrooms and the family bathroom. Bedroom one spans the depth of the property and enjoys a well presented shower room en-suite. Bedroom two is a further double with the third room being a generous single room, offering versatility as a workspace or home office. The family bathroom comprises a bath with shower over, wash hand basin and w.c complimented by tiling.

The garden begins with a patio area, perfect for social gatherings, leading to a lawned garden. There is access to the garage, which is positioned to the rear of the property, with a driveway in front

Room Dimensions

Lounge 18'4" x 10'2" (5.6 x 3.1)

Kitchen/Diner 18'4" x 9'2" (5.6 x 2.8)

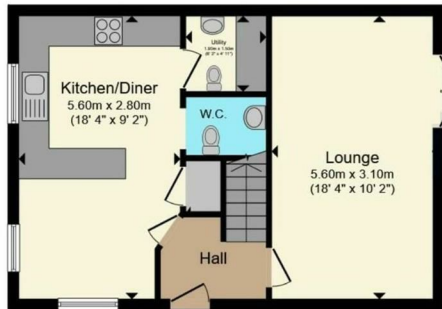
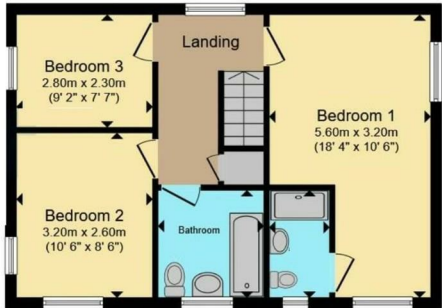
Utility 6'2" x 4'11" (1.9 x 1.5)

Bedroom One 18'4" x 10'5" max (5.6 x 3.2 max)

Bedroom Two 10'5" x 8'6" (3.2 x 2.6)

Bedroom Three 9'2" x 7'6" (2.8 x 2.3)

Garage 13'10" x 9'4" (4.22 x 2.85)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		83
(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 CO ₂ 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 ₂ 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.