



Instinct Guides You



## Gentian Way, Weymouth £375,000

- Four Bedroom
- Westerly Garden
- Two Bathrooms
- View Of Surrounding Fields
- Well Presented
- Equidistant Weymouth & Dorchester
- Garage & Parking
- Cul-De-Sac Location



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Set within a modern residential development on the outskirts of Preston, this well presented family home enjoys a pleasant outlook together with a garage, driveway parking and enclosed Westerly rear garden. The location provides convenient access to local schools, amenities and countryside walks, while remaining well placed for routes into Weymouth town centre and the coast.

The front door opens into an entrance hall with stairs rising to the first floor and access to the ground floor accommodation. A cloakroom with WC is positioned off the hallway. The kitchen sits to the front and is fitted with a range of contemporary units, work surfaces and integrated cooking appliances, with an open plan window area combining the space. From the hallway, the lounge diner forms a generous living space with ample room for both seating and dining furniture. Patio doors open directly onto the rear garden, allowing good natural light and an easy connection to the outdoor space.

Upstairs, the landing leads to four bedrooms. The principal bedroom is a good sized double and benefits from an en suite shower room fitted with a shower enclosure, basin and WC. Bedrooms two and three are further doubles, while bedroom four offers a versatile space and is a generous sized single suitable as a bedroom, study or nursery. The family bathroom is fitted with a bath, basin and WC and is positioned off the landing.

Outside, the Westerly rear garden is enclosed and arranged with paved, decking and planted areas, offering a private space for seating and outdoor use. To the front, the property benefits from driveway parking leading to the garage. The garage is divided into a storage area shown on the floor plan, providing useful flexibility for storage with garage space to the front.



## Room Dimensions

Lounge/Diner 18'5" x 14'2" (5.62 x 4.32)

Kitchen 10'10" x 8'7" (3.32 x 2.64)

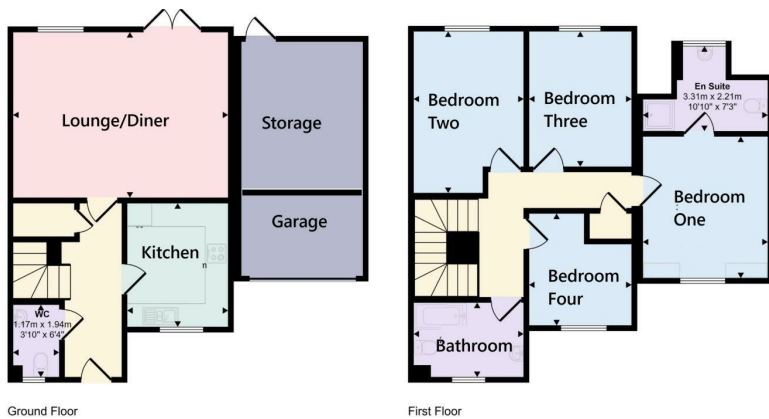
Bedroom One 12'1" x 10'8" (3.69 x 3.26)

Bedroom Two 13'8" x 9'4" (4.18 x 2.86)

Bedroom Three 11'6" x 9'0" (3.53 x 2.76)

Bedroom Four 9'6" x 8'4" (2.92 x 2.55)

Garage 10'4" x 10'1" + 10'4" x 9'2" (3.15 x 3.08 + 3.15 x 2.8)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		82	
(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	

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