



Instinct Guides You



## Cornflower Close, Weymouth £375,000

- Four Bedrooms
- Semi-Detached
- Garage & Parking
- Southerly Aspect Garden
- Bathroom & Shower Room
- Modern Kitchen/Diner
- Cul-De-Sac
- Cloakroom



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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WilsonTominey Ltd  
15 Westham Rd.  
DT4 8NS

T 01305 775500  
E sales@wilsontominey.co.uk  
W www.wilsontominey.co.uk



Cul de sac position, this EXTENDED semi-detached SOUTHERLY GARDEN family home offers spacious and versatile accommodation arranged over three floors. The property features FOUR bedrooms, BATHROOM and SHOWER ROOM, a generous lounge, an open plan kitchen and dining area, a conservatory, driveway and garage. The home provides convenient access to local amenities, schools and transport links.

The front door opens into an entrance hallway with stairs rising to the first floor and access to a ground floor cloakroom. From the hallway a door leads into the lounge, a bright reception room with a front aspect window and space for seating and living furniture.

To the rear of the property is the kitchen and dining area. The kitchen is fitted with a range of wall and base with space for appliances, while the dining area provides a great space for entertaining. From here, bi-fold doors open into the conservatory which enjoys views across the garden and provides an additional reception space, patio doors lead to the garden.

On the first floor there are three bedrooms and the family bathroom. Bedroom two and bedroom three are double rooms, while bedroom four provides a generous single. The family bathroom is fitted with a bath with shower over, wash basin and toilet.

Stairs rise to the second floor where bedroom one is located. This room is a double and benefits from skylights that provide natural light to the room. The shower room comprises of a walk in shower, wash basin and toilet.

The garden is mainly laid to lawn with a decked seating area adjoining the conservatory. A driveway runs alongside the property providing off road parking and leads to the garage positioned at the rear.

## Room Dimensions

**Kitchen/Diner 16'0" max x 9'8" max (4.88m max x 2.97m max )**

**Lounge 16'2"<13'9" x 12'7"<8'5" (4.93m<4.20m x 3.84m<2.57m )**

**Conservatory 11'4" max x 8'11" max (3.47m max x 2.73m max )**

**Bedroom One 14'11" max x 12'2"<9'2" (4.55m max x 3.71m<2.81m )**

**Bedroom Two 12'4" max x 8'9" max (3.77m max x 2.69m max)**

**Bedroom Three 11'8" x 9'0" (3.57m x 2.75m )**

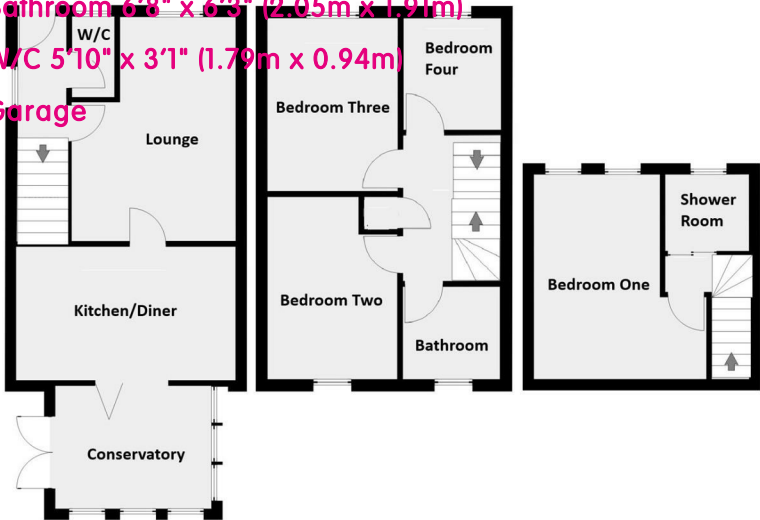
**Bedroom Four 7'6" x 6'9" (2.30m x 2.06m )**

**Shower Room 6'1" max x 5'6" max (1.86m max x 1.70m max )**

**Bathroom 6'8" x 6'3" (2.05m x 1.91m)**

**W/C 5'10" x 3'1" (1.79m x 0.94m)**

**Garage**



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| 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.