



Instinct Guides You



## Goldcroft Road, Weymouth £385,000

- No Onward Chain
- Garage & Driveway Parking
- Conservatory
- Cloakroom & Family Bathroom
- Large Level Plot With Side Access
- Open Plan Lounge/Dining Room
- Close To Range Of Amenities
- Three Bedroom Family Home



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Wilson Tominey are delighted to offer this attractive three bedroom detached home that enjoys a garage, driveway parking, three double bedrooms and well proportioned level plot with side access. Offered with no onward chain.

Inside you step through a practical front porch and into the home where stairs rise to the first floor, with a built-in under-stairs cupboard and a cloakroom

The spacious lounge/diner is the hub of the home and offers ample room for both living and dining furniture, a door leads to the conservatory helping to merge the boundaries of home and garden. The conservatory enjoys dual-aspect windows and double doors leading out to the easterly facing rear garden, creating a bright and relaxing space.

The kitchen benefits from dual-aspect windows, a range of cabinetry and ample work surfaces. A side door provides convenient external access.

The landing features a side aspect window, loft access and a built-in cupboard housing the immersion tank. Doors lead to all bedrooms and bathroom.

- Bedroom One: Rear aspect window and built-in wardrobes.
- Bedroom Two: Front aspect window and built-in wardrobe.
- Bedroom Three: Rear aspect window.

The family bathroom includes a walk-in shower cubicle, bath with shower attachment, hand basin, decorative tiling and a front aspect window. A separate W.C adjacent offers practicality and completes the first-floor accommodation.

The generous easterly facing rear garden is mainly laid to lawn, with a patio adjoining the house that offers a pleasant space to entertain. Mature shrubs and trees add interest, while a shingled pathway leads to a further seating area. Gated side access is provided.

To the front, the garden is laid to lawn with planted shrubs, alongside a driveway offering off-road parking. The garage includes power, lighting, a side window and an up-and-over door.



**Lounge/Diner 19'8" max x 12'5" max (6.00 max x 3.80 max )**

**Conservatory 11'9" x 8'2" (3.60 x 2.50)**

**Kitchen 11'1" x 7'10" (3.40 x 2.40)**

**Garage 16'4" x 8'6" (5.0 x 2.60)**

**Cloakroom 8'6" x 2'11" (2.60 x 0.90)**

**Bedroom One 12'5" x 10'2" (3.80 x 3.10)**

**Bedroom Two 10'2" x 8'10" (3.10 x 2.70)**

**Bedroom Three 9'6" x 9'2" (2.90 x 2.80)**

**Bathroom 9'6" x 5'10" (2.90 x 1.80)**

**W.C 4'3" x 3'7" (1.30 x 1.10)**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		67	
(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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