



Instinct Guides You



## Freesia Close, Weymouth £365,000

- Well Presented Throughout
- Open Plan Kitchen/Diner
- Garage & Ample Parking
- Attractive Rear Garden
- No Onward Chain
- Family Bathroom + En-suite & Cloakroom
- Cul-de-sac Position
- Close To Transport Links & Amenities



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Offered with no onward chain and enjoying a pleasant outlook over a green space, this well-presented detached home with garage is ideally positioned between Dorchester and Weymouth town centres. The property features a modern open-plan kitchen/dining area, a principal bedroom with en-suite, and an attractive rear garden, all within easy reach of local amenities including bus routes, schools and shops.

Inside, the hub of the home is the contemporary open-plan rear, remodelled by the current owner to create a stylish kitchen with ample cabinetry flowing into a generous dining area—perfect for family living and entertaining. Sliding doors open into a spacious conservatory, further enhancing the versatility and footprint of the ground floor. A wide opening leads through to the living room, giving the entire ground floor a wonderful sense of flow. The lounge is well-proportioned, offering plenty of space for a range of furniture and flexible layouts. A cloakroom completes the ground floor.

Upstairs, the home provides two double bedrooms and a well-proportioned single. Bedroom one includes a modern en-suite shower room with hand basin and W.C, along with built-in storage. Bedroom two is another comfortable double enjoying pleasant views over the rear garden. Bedroom three is a generous single with ample space for furnishings.

The family bathroom has also been remodelled by the current owner and comprises a bath with shower over, hand basin and W.C, set against contemporary grey tiling.

The rear garden is a lovely feature, offering a patio area adjacent to the conservatory before extending to a large lawn with mature planted borders. Side access leads to the garage and parking.

The garage benefits from an electronic door, and the loft above is boarded and fitted with lighting—ideal for additional storage.

Living Room 14'8" x 13'2" (4.49 x 4.03)

Kitchen/Diner 17'11" x 9'10" (5.48 x 3.02)

Conservatory 12'2" x 11'7" (3.72 x 3.54)

Cloakroom 5'10" x 2'10" (1.78 x 0.87)

Bedroom One 10'9" x 9'6" (3.28 x 2.90)

En-suite 7'4" x 4'1" (2.26 x 1.25)

Bedroom Two 10'8" x 9'1" (3.27 x 2.77)

Bedroom Three 11'1" x 6'10" (3.38 x 2.09)

Bathroom 6'10" x 6'5" (2.09 x 1.98)

Garage 18'4" x 8'10" (5.60 x 2.71)



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

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.