



Instinct Guides You



## Kitchener Road,, Weymouth, £285,000

- Generous Extended Family Home
- Large Mature Garden
- Garage & Driveway Parking
- Family Bathroom & Cloakroom
- Versatile Layout Due To Rear Extension
- Conservatory At Rear



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



Wilson Tominey are delighted to present this spacious, extended three-bedroom family home, complete with a large garage and generous off-road parking. The property offers versatile living throughout, including a modern kitchen, a rear extension, and a beautifully mature garden.

The heart of the home is the front-facing living room, a bright and welcoming space featuring a large southerly-aspect window and ample room for furnishings. A door leads through to the contemporary kitchen, fitted with plentiful cabinetry, integrated appliances and extensive work surfaces, creating a practical and fluid cooking and dining environment.

A ground-floor W.C and useful storage area complement the space before opening into the rear extension. This generous, flexible room enjoys excellent natural light and provides direct access to both the garden and the garage, making it ideal for a variety of uses.

A conservatory further enhances the ground-floor footprint, seamlessly connecting the home with the outdoors and overlooking the well-planted, mature rear garden. The garage is larger than a standard single, offering excellent storage options and electrical outlets.

Upstairs, the property offers three bedrooms and a modern family bathroom. Bedrooms one and two are well-proportioned doubles, with the main bedroom enjoying particularly pleasant views over the rear garden. Bedroom three is a comfortable single with a built-in storage cupboard. The family bathroom is finished to a contemporary standard and includes a bath with shower over, wash hand basin and W.C.

The rear garden is a true highlight — a diverse and tranquil green space adorned with mature trees, shrubs and flowering plants. A large patio adjoins the house, complete with a pergola, providing an ideal setting for outdoor dining and entertaining.

To the front, the property benefits from off-road parking for up to three vehicles

**Living Room 14'9" x 12'8" (4.50 x 3.88)**

**Kitchen 13'1" x 8'11" (4.01 x 2.73)**

**Conservatory 13'4" x 8'10" (4.07 x 2.71)**

**Cloakroom 4'5" x 2'8" (1.37 x 0.83)**

**Dining/Reception Room 15'9" x 11'6" (4.81 x 3.51)**

**Garage 18'8" x 11'10" (5.70 x 3.61)**

**Bedroom One 12'4" max x 9'1" (3.78 max x 2.79)**

**Bedroom Two 11'9" x 8'5" max (3.60 x 2.58 max )**

**Bedroom Three 8'11" x 6'2" (2.73 x 1.88)**

**Bathroom 9'0" max x 5'2" (2.76 max x 1.58)**



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	

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