



Instinct Guides You



## Regency Drive, Weymouth £350,000

- Four Bedroom Family Home
- Southerly Facing Garden
- Off Road Parking
- Generous Living Room With Sliding Doors
- Large Kitchen & Dining Area
- Close To Bus Route & Train Links



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Wilson Tominey are delighted to present this substantial, extended four-bedroom family home, offering generous proportions throughout, off-road parking, and a beautifully landscaped garden. Nestled in a sought-after cul-de-sac in Broadway, the property enjoys an attractive green outlook over surrounding rooftops towards the tree line, creating a peaceful and elevated setting.

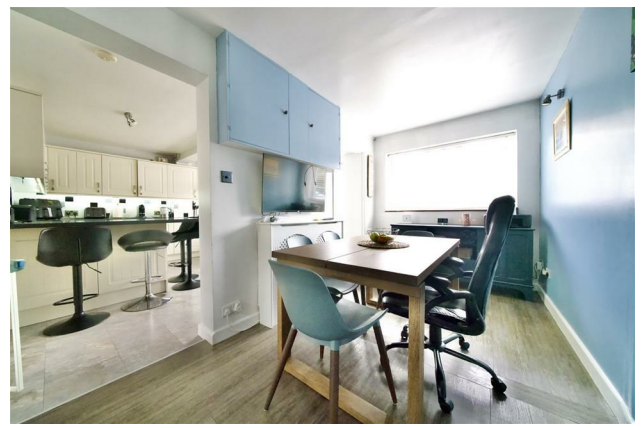
Externally, off-road parking is conveniently located directly in front of the home.

Internally, you're welcomed into an extended open-plan kitchen and dining area—an ideal family space with excellent versatility. The kitchen features a range of cabinetry and a central island with breakfast bar for casual dining. The spacious living room offers ample room for a variety of furniture arrangements and benefits from sliding doors that open onto the garden, seamlessly blending indoor and outdoor living. Natural light floods the space, enhancing its warmth and appeal. A cloakroom completes the ground floor.

Upstairs, the first floor hosts three double bedrooms and a well-appointed family bathroom. Bedroom one includes built-in wardrobes and twin windows that create a bright and inviting atmosphere. Bedrooms two and three are also generously sized, while the bathroom features both a bath and separate shower cubicle, complemented by decorative tiling.

The loft conversion adds a fourth double bedroom, complete with eaves storage and a skylight that fills the room with natural light and offers a pleasant outlook.

The rear garden has been thoughtfully landscaped into three practical tiers, maximising usability and enjoyment of its sunny orientation.



## Room Dimensions

**Living Room 16'2" x 12'9" (4.95 x 3.91)**

**Kitchen 13'3" x 12'9" (4.06 x 3.89)**

**Dining Room 16'0" x 7'0" (4.89 x 2.14)**

**Bedroom One 10'2" into wardrobes x 9'11" (3.11 into wardrobes x 3.04)**

**Bedroom Two 10'1" x 10'1" (3.09 x 3.08)**

**Bedroom Three 10'2" x 8'5" (3.12 x 2.57)**

**Bedroom Four 14'3" x 10'7" (some height restrictions) (4.36 x 3.25 (some height restrictions) )**

## Bathroom



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	83

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.