



Cherry Tree Rise 1b Greenway Road
Redlands Weymouth, DT3 5BE

Asking Price £525,000 Freehold



Cherry Tree Rise 1b

Redlands, Weymouth, DT3 5BE

A very well presented three bedroom modern detached house, located in this highly desirable and convenient residential position at Redlands, close to good local amenities including schools and supermarkets. The property has a modern fitted kitchen, dining room, living room, bedroom with en-suite and a UPVC conservatory to the ground floor, and two further double bedrooms, one en-suite shower room and a family bathroom to the first floor level. There is gas central heating with underfloor heating to the living spaces, UPVC windows, an alarmed security system, good off road brick paved parking leading to a detached single garage and an attractive surrounding garden area with well stocked mature shrubs and trees.

ENTRANCE HALL

Underfloor heating with Porcelain tiled flooring and under stair cupboard.

LIVING ROOM

18'2" x 10'8" (5.55m x 3.27m)

Window to rear, underfloor heating with Porcelain tiled flooring, attractive electric fire with stone effect surround, additional panel radiator and double doors to conservatory.

KITCHEN

12'3" x 12'0" (3.74m x 3.68m)

Window to front and door to side, excellent contemporary high gloss modern range of fitted eye level base and wall units with 'Travertine' working surfaces, one and a quarter sunken bowl sink unit with mixer tap, built in electric oven, warmer and combi microwave, large 7 ring induction hob with extractor fan, integrated dishwasher, tall fridge and matching separate freezer, and spot lighting, Porcelain tiled flooring with under floor heating, and attractive tiled flooring.

DINING ROOM

10'8" x 9'10" (3.27m x 3m)

Double doors to rear garden, and Porcelain tiled flooring with underfloor heating.

UTILITY ROOM

Window to side, plumbing for washing machine and dryer, work top and storage cupboards and wall mounted 'Viessmann' boiler.

CONSERVATORY

10'5" x 8'6" (3.20m x 2.60m)

Triple aspect room, underfloor heating, Porcelain tiled flooring, and doors to garden.

BEDROOM

12'7" x 11'11" (3.86mx 3.65m)

Window to front, panel radiator, built in double wardrobe, and door to:

EN-SUITE SHOWER ROOM

Window to side, modern suite comprising of large walk in shower cubicle, wash hand basin, low level WC, chrome heated towel rail, tiled walls and flooring, and extractor fan.

FIRST FLOOR LANDING

Airing cupboard and panel radiator.

BEDROOM TWO

15'9" x 12'3" (4.81m x 3.74m)

Double aspect room, two panel radiators, storage cupboard, and door to:

EN-SUITE SHOWER ROOM

Velux window, modern suite comprising of a curved walk in shower cubicle, wash hand basin, low level WC, chrome heated towel rail, under floor heating, and tiled walls and flooring.





BEDROOM THREE

15'5" x 13'9" (4.70m x 4.21m)

Window to front, large walk in storage cupboard, a good range of fitted wardrobes to one wall, and panel radiator.

BATHROOM

Velux window, modern suite comprising of a panel bath with mixer tap, wash hand basin, low level WC, chrome heated towel rail, tiled walls and flooring,

OUTSIDE

To the front there is good off road block paved parking leading to a detached single garage with up and over doors, power and lighting and door to side.

The property has access from both sides of the rear garden which as been laid to paved patio areas and pathways and slate shingle with lovely well stocked mature shrubs, trees and planting, flower beds and borders, and a bin area.

COUNCIL TAX

Band E

OTHER INFORMATION

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 8 mbps

Superfast 47 mbps

Ultrafast 1800 mbps

Any Flood Risk?

Rivers & Seas Very Low

Surface Water Very Low

Services

The property is supplied with mains gas, electricity and water, and mains drainage.

LEGAL DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Floor Plan

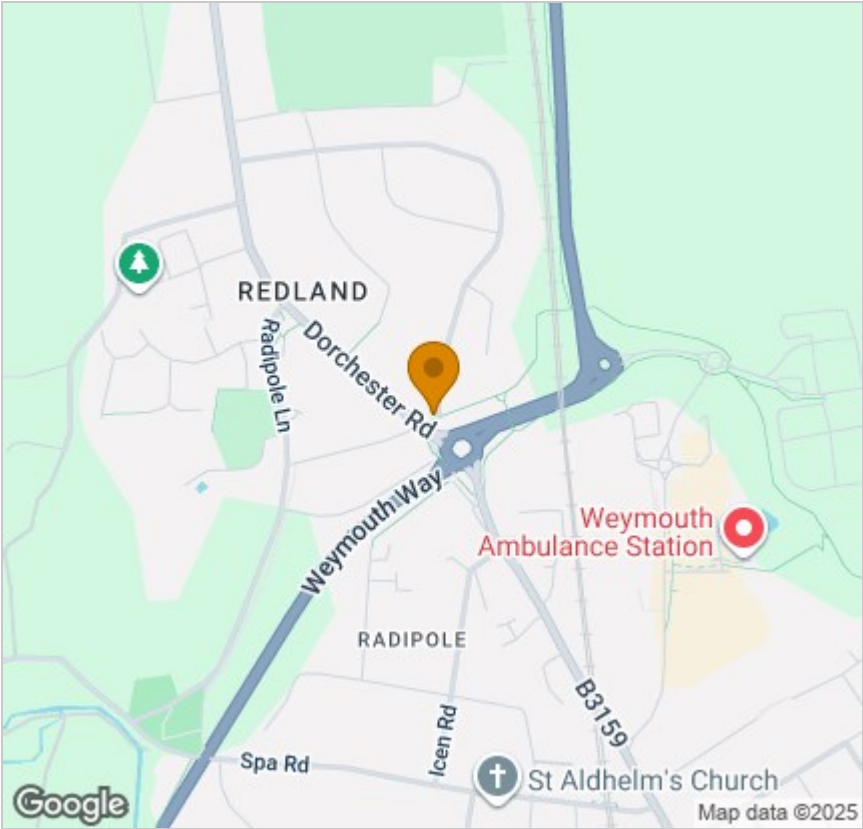


Viewing

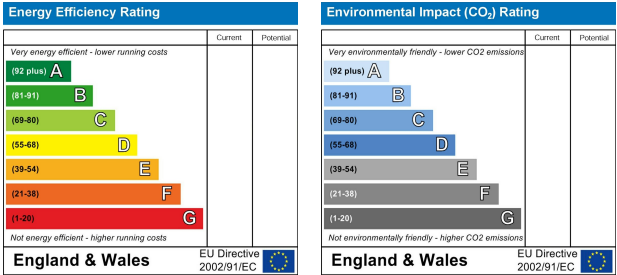
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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