



Instinct Guides You



## Field Barn Drive, Weymouth, Dorset DT4 0ED £550,000

A very DECEPTIVE and SUBSTANTIAL FOUR DOUBLE BEDROOM detached house with SEPARATE TWO BEDROOM detached SELF CONTAINED ANNEX situated in SOUTHILL. This large family home with FOUR RECEPTION ROOMS and TWO BATHROOMS is located on Field Barn Drive being within close proximity to many amenities including a variety of shops, popular school with Weymouth Town Centre approximately a mile away. The accommodation in brief comprises entrance porch, cloakroom, hallway, lounge, dining room, office, additional sitting room, kitchen and utility room. To the first floor are four bedrooms the master being en-suite and bathroom. Outside there are front and rear generous sized gardens with ample off road parking to the front with garage with electric front and rear roller door to provide vehicular access through to rear of property. In addition there is a modern detached two bedroom self contained annex.



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Double Glazed Door Into:-

Porch

Tiled floor. Double glazed door into:-

Hallway

Wooden floor. Stairs to first floor. Radiator. Coved ceiling. Door to:-

Cloakroom

Comprising close coupled WC. Pedestal wash hand basin. Tiling. Radiator. Front aspect double glazed window.

Lounge 16'6" x 11'3" > 9'8" (5.05m x 3.43m > 2.95m)

Front aspect double glazed bay window. Radiator. Coved ceiling. Spot lighting. Open feature fireplace. Archway to

Dining Room 9'11" x 7'11" (3.03 x 2.43)

Wood flooring. Coved ceiling. Radiator. Double glazed patio doors to second lounge.

Office 15'5" x 8'10" (4.71 x 2.7)

Front aspect double glazed window. Fitted storage. Down lighting. Coved ceiling. Radiator.

Kitchen 11'11" x 8'3" (3.64 x 2.54)

Fitted kitchen comprising wall and base units with roll edge worksurfaces over. Inset one and a half bowl sink unit. Space for range cooker with extractor hood over. Integrated fridge freezer. Tiling. Radiator. Rear aspect double glazed window. Tiled flooring. Down lighting. Coved ceiling. Rear aspect double glazed window. Storage cupboard. Doorway to

Utility Room 8'11" x 6'11" (2.72 x 2.13)

Comprising fitted wall and base units with roll edge worksurfaces over. Space for washing machine and dishwasher. Additional oven. Wall mounted boiler. Tiling. Radiator. Double glazed door to:-

Rear Hall

Two rear aspect double glazed windows. Radiator. Wood style flooring. Double glazed door to garden. Door to:-

Second Lounge 12'1" x 11'1" (3.7 x 3.4)

Wood style flooring. Down lighting. Coved ceiling. Radiator. Side aspect double glazed window. Double glazed French doors to garden.

First Floor Landing

Rear aspect double glazed window. Loft access. Airing cupboard housing hot water cylinder. Doors to:-

Bedroom One 11'11" plus wardrobe x 11'1" (3.65 plus wardrobe x 3.4)

Fitted wardrobes. Front aspect double glazed windows. Radiator. Coved ceiling. Door into:-

Ensuite

Comprising fitted double shower cubicle with mains jet shower. Vanity unit. Close coupled WC. Heated towel rail. Tiling. Extractor fan.

Bedroom Two 12'11" x 9'10" plus door recess (3.94 x 3.01 plus door recess)

Front aspect double glazed window. Radiator. Fitted wardrobes. Coved ceiling.

Bedroom Three 9'6" x 8'11" (2.9 x 2.74)

Rear aspect double glazed window. Radiator. Coved ceiling.

Bedroom Four 10'2" x 8'0" (3.1 x 2.44)

Rear aspect double glazed window. Radiator. Coved ceiling. Built in wardrobe.

Bathroom

Suite comprising panelled bath with shower over. Close coupled WC. Pedestal wash hand basin. Tiling. Radiator. Rear aspect double glazed window.

Annex

Double Glazed Door Into:-

Hall

Loft access. Doors to:-lounge and bathroom.

Lounge 14'10" x 14'7" (4.54 x 4.47)

Front aspect double glazed window. Open access into a hallway providing access to bedrooms and open plan into:-

Kitchen 10'7" x 7'6" (3.24 x 2.29)

Modern fitted kitchen comprising high gloss base units with roll edge worksurfaces over. Inset single bowl sink. Space for cooker with extractor hood over. Integrated dishwasher and washing machine. Side aspect double glazed window. Tiling.

Bedroom One 12'9" x 11'10" (3.89 x 3.62)

Front aspect double glazed window. Double glazed door to garden.

Bedroom Two 14'11" > 11'1" x 10'9" (4.56 > 3.4 x 3.3)

Front aspect double glazed window.

Bathroom

Modern suite comprising panelled bath with shower over. Pedestal wash hand basin. Close coupled WC. Tiling. Front aspect double glazed window.

Rear Garden

Paved patio leading to large garden with initial shingled area, lawned garden with mature tree's and planting. Hardstanding for shed and greenhouse. Outside water and electric supply. Motion sensor lighting.

Front Garden

Mainly laid to driveway leading to the garage providing off road parking with floral borders.

Garage

With electric roller doors at front and rear power and light.



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	65	77
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	60	73
EU Directive 2002/91/EC		

Important Notice: Particulars 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.

ting purposes only and should not be treated as a statement of the condition or suitability of