



Cranesbill Way
Weymouth
£295,000



This modern and versatile three-bedroom semi-detached family home offers wonderfully bright and airy accommodation throughout. The home is comprised of a spacious living room, a kitchen/dining room, two modern bathrooms including an en-suite, alongside a ground floor W/C. Externally, the property boasts a beautifully landscaped, enclosed rear garden with a patio and decking area, complemented by two numbered, off-road parking bays to the front. EPC Rating B.

Preston Downs is a popular, residential area in the sought-after coastal town of Weymouth. Known for its attractive modern homes and family-friendly atmosphere, the area benefits from convenient access to local shops, well-regarded schools and regular bus routes. Close by is the wonderful Weymouth beach and Lodmoor Nature Reserve and the position of the property offers access to plentiful nearby coastal and countryside walks, Preston Downs offers an ideal setting for families and professionals alike seeking a balance of town and seaside living. Weymouth boasts a charming harbour and a wide range of amenities, including doctors, dentists, a library, and supermarkets. The National Sailing Academy, located between Weymouth and Portland, offers superb facilities that attract many local, national, and international visitors. The town has benefited from improved transport links, including a bypass and a network of cycle paths and there are regular bus services to neighboring towns and a mainline train service to Bristol Temple Meads and London Waterloo.



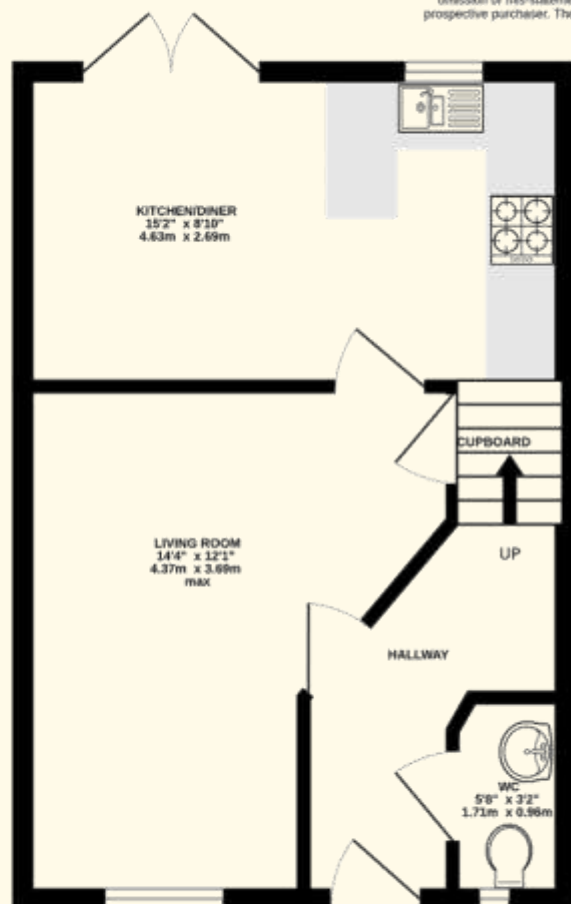
On approaching this lovely home, you are greeted by a pleasant front garden that is mainly laid to lawn, with a footpath leading to the front entrance. Stepping through the part-glazed front door, a welcoming entrance hallway provides access to the downstairs W/C, stairs rising to the first-floor and the living room. The living room is of a good size, offering a wonderfully bright and airy space finished with calming, neutral décor and carpets. The room further benefits from a useful under-stairs storage cupboard and provides direct access into the modern kitchen/dining room, an open-plan living space, providing plenty of room for a full-size dining table and chairs. The tastefully designed kitchen is comprised of a range of wall and base units with attractive granite work surface over, housing integrated appliances including a four-ring gas hob with an oven below and an extractor hood over, alongside a full-size fridge freezer and dedicated plumbing and space for further appliances. Natural light floods the room through double doors that open into the garden, enhancing the bright feel of the space and creating an excellent layout for entertaining.

The first floor continues to impress, with the landing leading to three beautifully presented bedrooms, a stylish family bathroom, and a useful airing cupboard. The primary bedroom serves as a wonderful retreat, benefiting from its own private en-suite shower room complete with a shower cubicle, low-level w/c, and a wash hand basin. The remaining two bedrooms are equally well-designed, with bedroom two being a comfortable double room and bedroom three offering a versatile single space that is currently utilised as a dressing room. Both rooms are served by the tastefully designed bathroom, which features a modern white suite with a panel enclosed bath with shower attachment over.

Externally, the property enjoys a beautifully maintained enclosed rear garden. The outdoor space features a paved patio area directly abutting the property, creating the ideal setting for outdoor dining furniture. A raised lawn area to the rear, featuring a decking area, provides a wonderful sun-trap throughout the day and boasts a pergola with ample space for further furniture. To the front of the home, convenience is assured with two numbered parking bays and gated access that provides entry to the rear garden.

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance

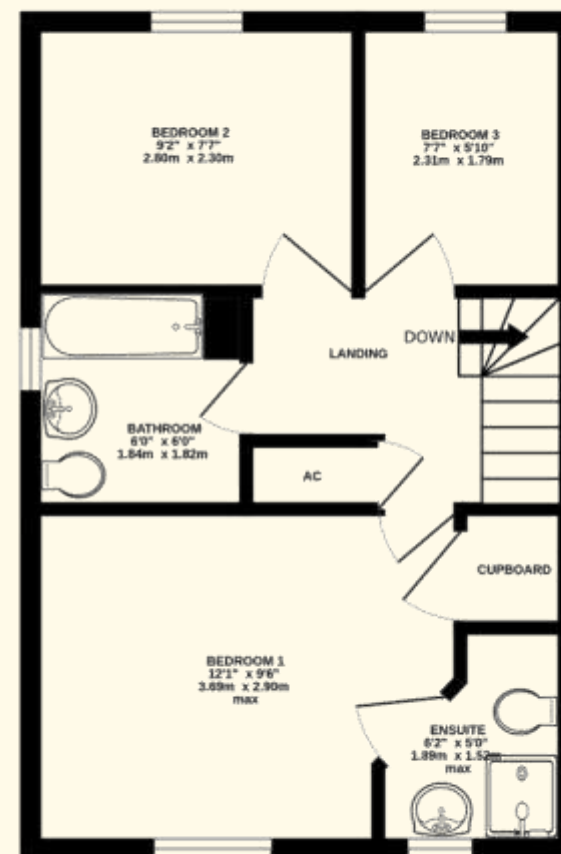
GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
346 sq.ft. (32.2 sq.m.) approx.



Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band C.

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband and Mobile Service

At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit:
<https://checker.ofcom.org.uk>.

Services:

Mains electricity, water and drainage are connected.
Gas fired central heating.

Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance.
Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>

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