



Rocky Knap , Weymouth DT3 5JE

- Detached family home
- Spacious kitchen with separate utility room
 - Excellent school catchment area
- Ample parking with driveway and garage
 - Ensuite in primary bedroom
- Four bedroom family home
- Integral garage with power and lighting
 - Charming, enclosed rear garden
 - Short stroll to amenities
- Quiet cul-de-sac nearby Weymouth Town

Offers Over £350,000 Freehold



Frontage

Set back from the road, the home enjoys a front garden, laid to lawn, with a variety of mature shrubbery. A paved pathway and patio steps lead to gated side access, while a private driveway provides off-road parking and access to the garage via an up-and-over door. Entry is through a double-glazed UPVC door, leading into the...

Entrance hall

A bright and spacious reception area featuring tiled flooring, a radiator, and a useful under-stairs storage cupboard housing the meters. Stairs lead to the first-floor landing, with internal doors leading to the main living areas.

Living room

20'0" x 10'5"

A generous dual-aspect living space filled with natural light, boasting large double-glazed windows, ceiling coving, and an attractive feature fireplace. French doors open directly into the adjoining dining room, creating a seamless flow for entertaining.

Dining room

10'2" x 9'10"

A versatile reception room with side-aspect window, ceiling coving, radiator, and ample space for dining.



Kitchen

13'5" x 9'10"

Overlooking the rear garden, the well-proportioned kitchen is fitted with a range of base units and a stainless-steel one-and-a-half bowl sink with mixer tap. There's space for a range-style oven, ceiling spotlights, and multiple power points. A stable-style UPVC door leads out to the garden, with further a further door providing access into...

Utility room

6'2" x 6'2"

Conveniently located off the kitchen, with a rear-facing, double glazed window, radiator, ceiling light, and space for white goods. Internal doors connect to both the garage and the...

Downstairs WC

6'2" x 2'11"

A side aspect WC, fitted with a low-level WC, wash basin with mixer tap, and an obscured, double glazed window.

Integral garage

16'4" x 8'10"

Featuring power, lighting, a rear-facing window, a door onto the rear garden, and an up-and-over door to the driveway.

First floor landing

A bright and airy space with side aspect, double glazed window, radiator, ceiling light, loft access, and an airing cupboard housing the combination boiler. Doors lead to all bedrooms and the family bathroom.

Bedroom one

11'5" x 10'5"

A spacious dual-aspect double bedroom with double glazed windows, a fitted radiator, a ceiling light, and door into the ensuite...

Ensuite

7'6" x 5'2"

Fully tiled and appointed with a corner shower

cubicle, low-level WC, wash basin with stainless mixer tap, heated towel rail, and a side aspect, double glazed obscured window.

Bedroom two

14'9" x 8'2"

A large, dual-aspect double bedroom with a ceiling light, radiator, plenty of natural light and room for freestanding or built-in furniture.

Family bathroom

7'6" x 7'2"

Fully tiled side aspect bathroom, comprising a wall-to-wall bathtub with stainless mixer tap and shower attachment, low-level WC, hand wash basin with stainless mixer tap, heated towel rail, ceiling light, and an obscured, double glazed window.

Bedroom three

10'9" x 6'10"

A rear aspect bedroom with radiator, ceiling light, and double-glazed window.

Bedroom four/ Walk in wardrobe

9'6" x 6'10"

Currently used as a walk-in wardrobe, featuring built-in storage with shelving and hanging rails, rear-facing window, and ceiling lighting.

Rear garden

Wall and fence enclosed, the rear garden offers a mix of patio space and lawn, perfect for outdoor dining and entertaining. Gated access is available from both sides, along with a useful wooden lean-to storage area and a personal door into the garage.

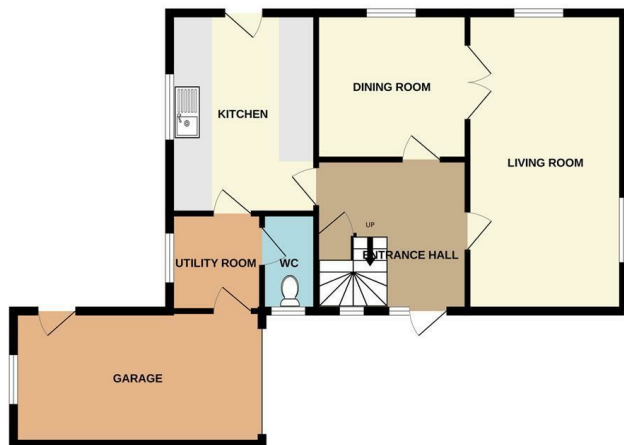
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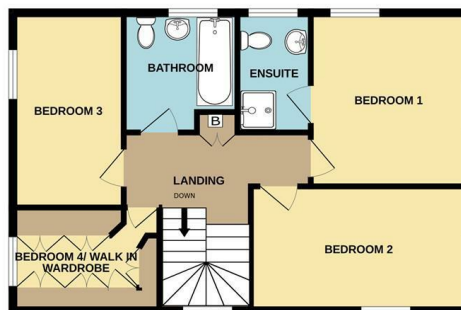


Local Authority
Council Tax Band **D**
EPC Rating **C**

GROUND FLOOR



1ST FLOOR



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