



Swaffield Gardens, Weymouth, DT4 9PE
Offers In Excess Of £500,000 Freehold


MARTIN&CO

Swaffield Gardens, Weymouth

4 Bedrooms, 2 Bathroom

Offers In Excess Of £500,000

- Exquisite Detached Family Home
- Four Bedrooms
- Master with Ensuite and Dressing Room
- Conservatory
- Utility Room
- Garage and Parking
- Landscaped Enclosed Garden



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.



Discover a beautifully transformed executive home nestled in the tranquil cul-de-sac of Wyke Regis, Weymouth. This stunning property is not just a house; it's a meticulously crafted space that combines modern elegance with everyday comforts. From the moment you step inside, you'll be struck by the immaculate condition and high standard of presentation throughout.

With extensive renovations by the current owners, this home boasts a newly fitted bathroom, a sleek contemporary kitchen, and a charming 'warm roof' conservatory, perfect for year-round enjoyment. The ground floor features exquisite solid oak and natural Purbeck stone flooring, while the upstairs is adorned with plush new carpeting, ensuring comfort in every corner.

The exterior impresses with a gravel front garden and a block-paved driveway that accommodates two vehicles, leading to an integral garage equipped with an electric roller door. Upon entering, you'll find a

spacious and inviting Entrance Hallway connecting to bright living spaces, including a Sitting Room bathed in natural light from dual aspect windows. The open-plan layout flows seamlessly from the Sitting Room to the Dining Area and Kitchen, where culinary enthusiasts will appreciate a vast array of modern cabinets, built-in double oven, induction hob, and a convenient breakfast bar.

The Utility Room is equally well-appointed, with additional storage and space for an American-style fridge freezer and washing machine. Step into the garden room through elegant French Doors, where you can soak in serene views of the landscaped garden year-round.

Venture upstairs to discover a generous first-floor landing leading to well-appointed bedrooms and a luxurious family bathroom. The Master Bedroom is a true retreat, featuring ample fitted cabinetry, a dressing area, and a sumptuous ensuite with a walk-in rainfall shower. With additional spacious bedrooms and an

exquisite family bathroom complete with a freestanding bathtub, this home fulfills every need for comfort and luxury.

Outside, the rear garden is an entertainer's dream, designed with easy maintenance in mind, featuring terraced areas and thoughtfully curated planting. A decked space overlooks this beautiful landscape, perfect for alfresco dining or simply unwinding in the fresh air.

Situated within the desirable Wyke Regis area, this home offers convenient access to local shops, schools, and amenities, plus scenic coastal walks along the Rodwell Trail. Explore the nearby Fleet Nature Reserve or enjoy the vibrant atmosphere of Weymouth's award-winning beach and bustling esplanade. With excellent transport links, including a mainline railway station, this property provides not just a home, but a lifestyle of comfort, convenience, and coastal charm. Don't miss the chance to make it yours!



ENTRANCE HALL

LOUNGE 17' 3" x 13' 3" (5.26m x 4.04m)

KITCHEN/DINER 22' 5" x 14' (6.83m x 4.27m)

UTILITY ROOM 8' 1" x 5' 1" (2.46m x 1.55m)

CLOAKROOM

CONSERVATORY 13' 4" x 11' 6" (4.06m x 3.51m)

GARAGE 19' 8" x 9' 1" (5.99m x 2.77m)

FIRST FLOOR LANDING

BEDROOM ONE 13' 4" x 11' 6" (4.06m x 3.51m)

ENSUITE

DRESSING ROOM

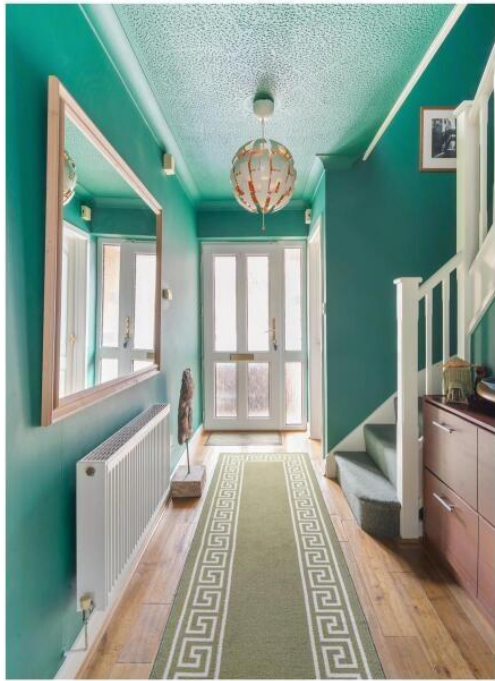
BEDROOM TWO 11' 7" x 10' 8" (3.53m x 3.25m)

BEDROOM THREE 11' 7" x 9' 2" (3.53m x 2.79m)

BEDROOM FOUR 8' 3" x 7' 4" (2.51m x 2.24m)

FAMILY BATHROOM







Ground Floor



First Floor

All measurements are approximate and for display purposes only

Martin & Co Weymouth

2 St Thomas Street • Weymouth • DT4 8EW
T: 01305775504 • E: weymouth@martinco.com

01305775504

<http://www.martinco.com>

MARTIN&CO

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.