



Kenmoor Close | | Preston | DT3 6JZ

**£350,000**

BEAUMONT  JONES



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Preston | DT3 6JZ  
£350,000**

We are delighted to offer with no forward chain an immaculate two double bedroom detached bungalow offering sea views within a quiet cul-de-sac in Preston. The property offers a modern kitchen, generous sized lounge, conservatory, side sun room, modern shower room, low maintenance rear garden, garage and a resin driveway providing off road parking.

- Two Double Bedroom Detached Bungalow
- No Forward Chain
- Resin Driveway Providing Off Road Parking
- Sea Views
- Immaculate Throughout
- Modern Kitchen & Shower Room
- Garage
- Quiet Cul-De-Sac in Preston

### Full Description

Entrance into the property is via a side aspect double glazed door leading into the hallway with oak wood flooring, wall mounted radiator, loft access via a hatch and doors lead through to all main principle rooms. The generous sized living room offers rear aspect double glazed patio doors to the conservatory, side aspect double glazed door leading to the sun room, wall mounted radiator and oak wood flooring. The double glazed elevated conservatory offers distant sea and nature reserve views, dual aspect windows, glass roof, side aspect patio doors leading out onto the rear garden, power points and a ceiling light fan. There is an additional sun





Immaculate two double bedroom detached bungalow located within a quiet cul-de-sac in Preston.



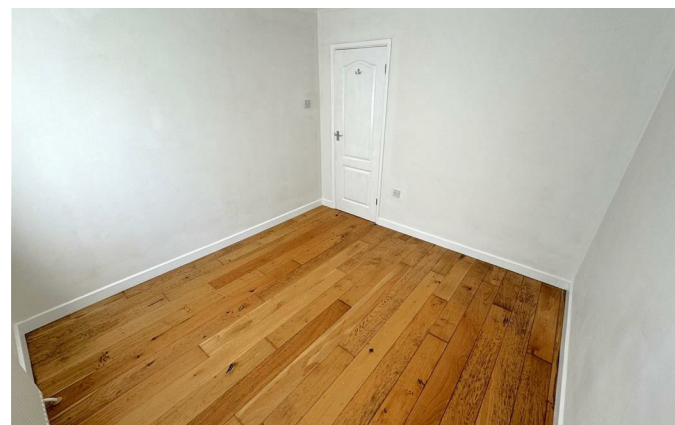
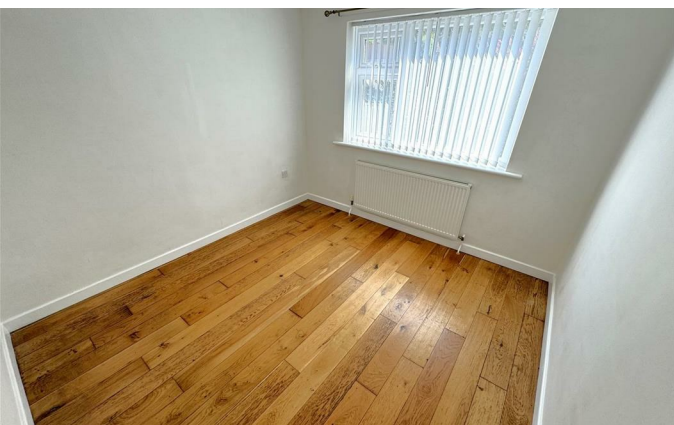
room/side conservatory offering a rear aspect double glazed door leading out onto the garden, rear aspect double glazed windows and power points. The modern kitchen offers a range of eye and base level units with work surfaces over, integral electric oven with inset four ring electric hob and extractor fan over, integrated fridge/freezer, space and plumbing for a washing machine and slimline dishwasher, cupboard housing the gas combi boiler, wall mounted radiator and a rear aspect double glazed window offering far reaching countryside views.

Bedroom one is a generous sized double with a front aspect double glazed window enjoying distant sea views, wall mounted radiator and oak wood flooring. Bedroom two is a further double offering a front aspect window enjoying distant sea views, wall mounted radiator and oak wood flooring. The modern shower room comprises of a shower cubicle with a wall mounted mixer shower system over, low level WC, contemporary wall mounted vanity wash hand basin with drawers, shaver point, wall mounted towel rail heater and a side aspect double glazed window.

Outside offers a low maintenance rear garden laid to shingle and patio with various planted borders, trees and shrubs. Distant sea and nature reserve views, steps rise to the conservatory and side sun room, underneath storage to the side sun room, gated side access and a resin path leads to the main entrance and door into the kitchen. To the front of the property offers beautiful sea and nature reserve views, front garden laid to shingle with various planed shrubs and trees. The resin driveway provides off road parking for 2/3 cars.

The property is located within a quiet cul-de-sac within the prestigious location of Preston. Preston represents one of the most sought-after residential areas of Weymouth and is well







served by local amenities at nearby Chalbury Corner with its delicatessen, pharmacy and doctors' surgery. Closer at hand is the local florist, post office and convenience store on the corner of Preston Beach Road which is a short stroll away. There are well-regarded cafes on the beach edge at Overcombe in addition to beautiful walks at the nearby Nature Reserve and Jurassic coastal paths.

Services: - Gas central heating. Mains electric & drainage.

Rating Authority: - Dorset (Weymouth & Portland) Council.  
Council Tax Band D.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



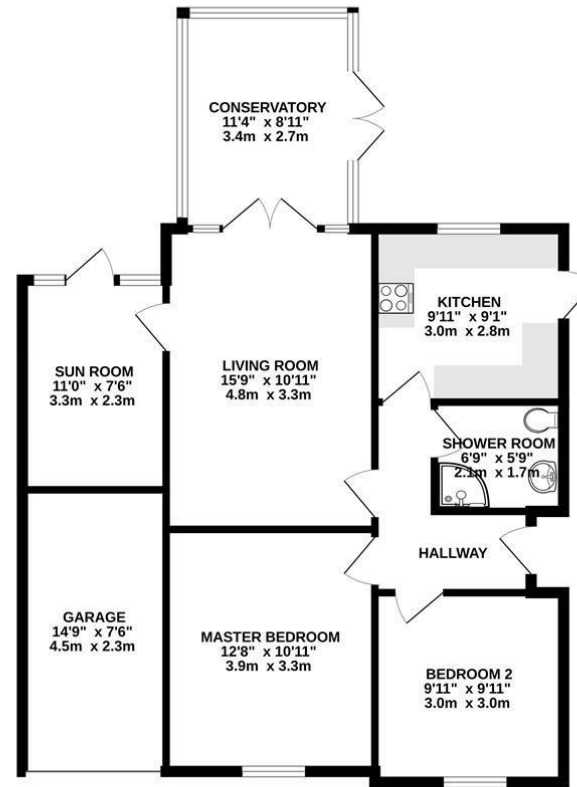
Offered with no forward chain offering sea views, modern kitchen and bathroom. Viewing is a must to be appreciated.





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>87</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

GROUND FLOOR  
885 sq.ft. (82.2 sq.m.) approx.



TOTAL FLOOR AREA: 885 sq.ft. (82.2 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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*We value more than your property*

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