



Oakbury Drive | Preston | Weymouth | DT3 6JB

Offers Over £450,000

BEAUMONT  JONES

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Offers Over £450,000**

We are delighted to offer an immaculate and well-presented three bedroom link-detached family home within the sought after location in Preston. The property offers a generous sized rear garden, spacious lounge/diner, modern kitchen/breakfast room, downstairs cloakroom, integral garage, modern bathroom and off road parking.

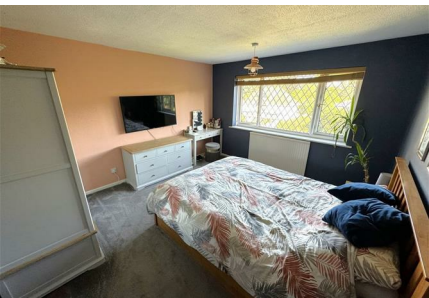
- Three Bedroom Link-Detached Family Home
- Modern Kitchen/Breakfast Room
- Integral Garage & Off Road Parking
- Sought After Location In Preston
- Generous Sized Rear Garden
- Lounge/Diner
- Immaculate Throughout
- Downstairs Cloakroom

Full Description

Entrance into the property is via a front aspect double glazed door leading into a generous sized porch with a door leading into the garage and a further double glazed door leading into the hallway, stairs rise to the first floor, large built in under stairs storage cupboard and doors lead through to the main principle rooms. The cloakroom offers a front aspect double glazed window, low level WC and a vanity wash hand basin. The spacious lounge/diner has a set of rear aspect double glazed sliding patio doors leading out onto the garden, rear aspect double glazed window and plenty of space for furniture and a dining table and chairs. The modern shaker



This property would make the ideal family home offering a generous sized rear garden.

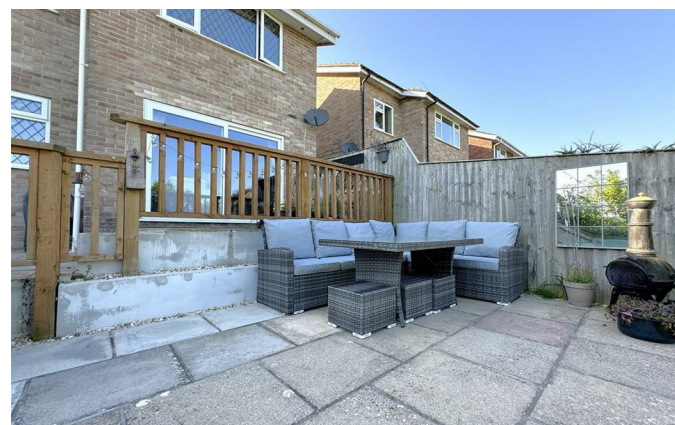
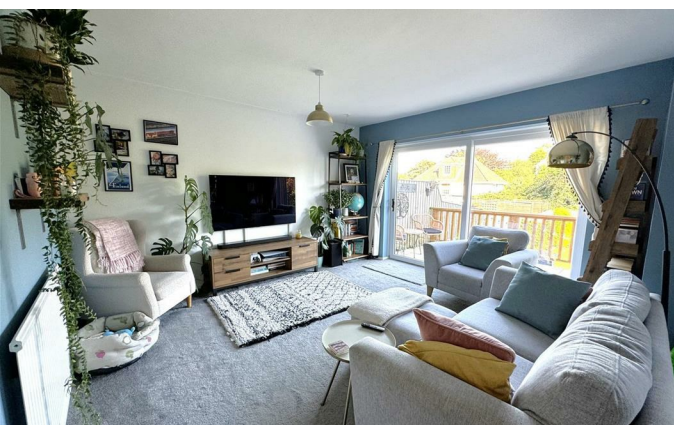


style kitchen comprises eye and base level units with work surfaces over, integral double oven with inset four ring induction hob and extractor hood over, integrated appliances including washing machine, dishwasher and fridge/freezer, breakfast bar with fitted base units and a front aspect double glazed window.

The first floor offers a gallery landing with a side aspect double glazed window, loft access via a hatch, built in airing cupboard housing the gas combi boiler and doors lead through to three bedrooms and the family bathroom. The master bedroom is a generous sized double offering a rear aspect double glazed window and plenty of space for bedroom furniture. Bedroom Two is a further double offering a front aspect double glazed window and plenty of space for bedroom furniture. Bedroom three is a small double/good sized single offering a rear aspect double glazed window and plenty of space for bedroom furniture. The modern family bathroom comprises a P-Shaped panel enclosed bath with a wall mounted shower system over, low level WC, wash hand basin, wall mounted towel rail heater and a front aspect double glazed window.

The integral garage is larger than average offering an up and over door, rear aspect double glazed door leading out onto the garden, rear aspect double glazed window, power and lighting.

Outside offers a generous sized rear garden mainly laid to lawn with a raised patio area abutting the property. There is a section of the garden laid to artificial grass currently being used as a child's play area. Planted borders, shrubs and trees. The front garden is laid to lawn with planted borders and shrubs. The driveway provides off road parking for up to two cars.



The property is located 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. Well regarded schools are close by.

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.

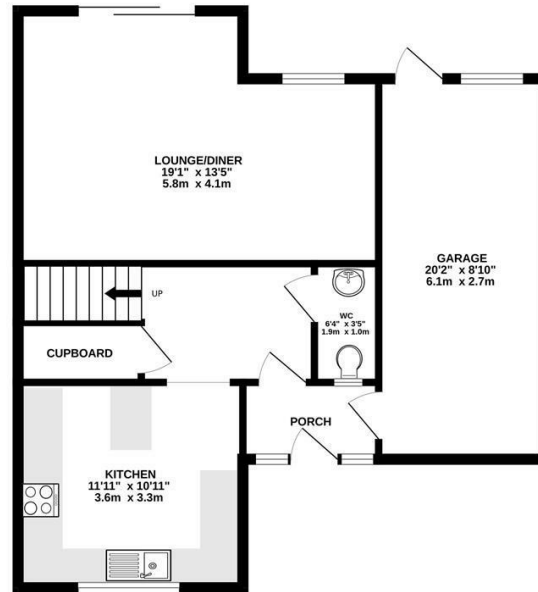


The property is located in Preston, situated close to local amenities and Overcombe beach.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 1184 sq.ft. (110.0 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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