



Oakbury Drive | Preston | Preston | DT3 6JD

**Offers Over £350,000**

BEAUMONT  JONES

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Offered with no onward chain we are delighted to offer a spacious three bedroom detached bungalow within the prestigious location of Preston. This slightly elevated bungalow has been re-decorated with new fitted carpets giving it a nice fresh feel. The accommodation includes a spacious lounge/diner, kitchen/diner, utility room, three bedrooms, bathroom with separate cloakroom, conservatory, Westerly facing rear garden, garage and off road parking.

- Spacious Three Bedroom Detached Bungalow
- Westerly Facing Rear Garden
- Preston Location
- Conservatory
- Some Internal Modernisation Required
- Garage & Off Road Parking
- Kitchen/Diner Plus Utility Room
- No Forward Chain

### Full Description

Entrance into this spacious and slightly elevated property is via a front aspect double glazed door leading into a porch with a double built in storage cupboard and a further door leads through into a spacious lounge/diner. This room benefits dual aspect double glazed windows with lots of natural lighting flooding the room, electric fire, two wall mounted radiators, a door leads through to the kitchen/diner and double wooden glazed doors lead through to the inner hallway. The kitchen/diner does require some updating however it's fully functional comprising eye and base level units with work surfaces over, integral oven with inset four



This spacious detached bungalow offers an abundance of living space offered with no onward chain.



ring gas hob and extractor fan over, space for fridge/freezer, space for a dining table and chairs, wall mounted gas boiler, wall mounted radiator, dual aspect double glazed windows and a side aspect double glazed door leads into the utility room. This room offers plenty of space for all kitchen appliances with plumbing for a washing machine, dual aspect double glazed windows and a rear aspect double glazed door leads out onto the Westerly facing rear garden.

Reverting back into the lounge/diner and through the double wooden glazed doors, the inner hallway is spacious offering a built in airing cupboard, loft access via a hatch and doors lead through to three bedrooms, bathroom and separate cloakroom. The master bedroom is a generous sized double overlooking the Westerly facing rear garden with a double glazed window and a wall mounted radiator. Bedroom two is a further double with a double built in wardrobe, rear aspect window, wall mounted radiator and a wooden glazed door leads into the conservatory. The double glazed conservatory offers dual aspect double glazed windows, side aspect double glazed door leading out onto the garden, this is the perfect garden room. Bedroom three is a good sized single with a side aspect double glazed window, double built in wardrobe and a wall mounted radiator. The bathroom requires updating however it's fully functional comprising a panel enclosed bath with shower attachment over, wash hand basin, wall mounted radiator and a side aspect double glazed window. The separate cloakroom has a low level WC and a side aspect double glazed window.

Outside offers a fully enclosed Westerly facing rear garden mainly laid to patio for easy maintenance with a terraced raised area with planted shrubs and borders. There is a large side area which is useful for storing sheds/greenhouses. There is gated side access leading down to the garage and parking. The front offers a garage with an up and over doors with power and lighting. The Resin driveway provides off road parking for one car in front of the garage. There are side and



front steps laid to Resin leading up to the main front door. The main front garden is laid to lawn and a hard standing area with planted shrubs and borders.

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. There is a regular bus service close by serving Weymouth town centre.

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.

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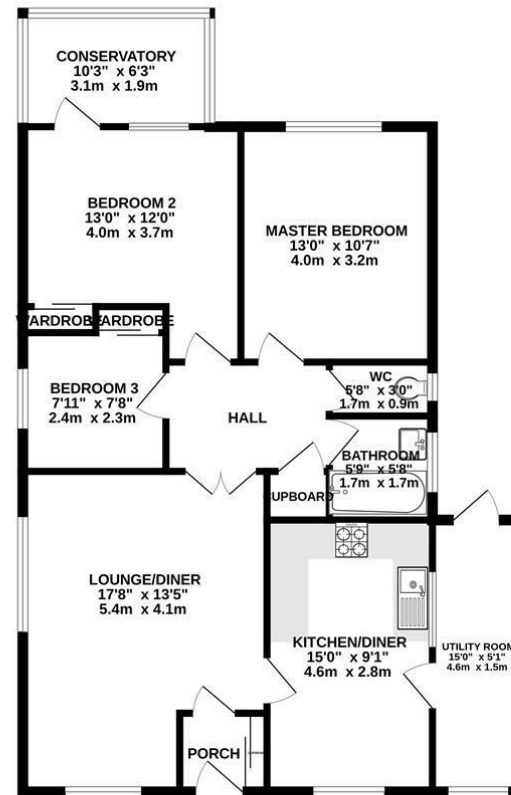
The Westerly facing rear garden is of low maintenance with gated side access leading to the garage and off road parking.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
967 sq.ft. (89.8 sq.m.) approx.



TOTAL FLOOR AREA: 967 sq.ft. (89.8 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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*We value more than your property*

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