



Wingreen Close | Preston | Weymouth | DT3 6QR

**£360,000**

BEAUMONT  JONES



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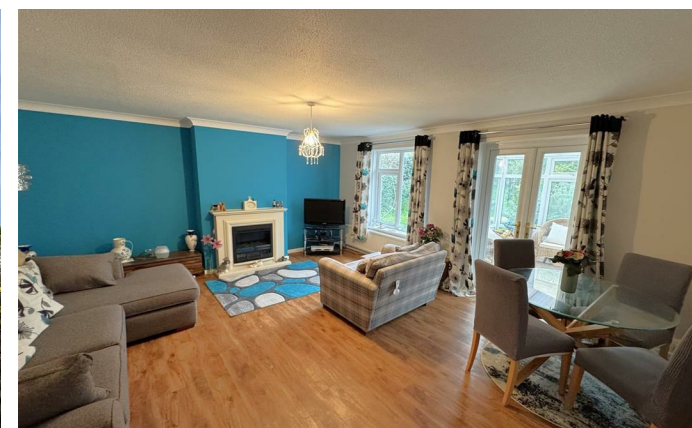
**£360,000**

Offered with no onward chain, we are delighted to offer a well-presented two bedroom detached bungalow located within a quiet cul-de-sac in Preston. The property boasts a large South facing mature lawned garden, lounge/diner, conservatory, modern kitchen & bathroom, driveway providing off road parking for one car and garage.

- Two Bedroom Detached Bungalow
- Well-Presented Throughout
- South Facing Mature Lawned Rear Garden
- Garage & off Road Parking
- Cul-De-Sac In Preston
- No Onward Chain
- Lounge/Diner & Conservatory
- Modern Kitchen & Bathroom

### Full Description

Entrance into this well-presented bungalow is via a front aspect double glazed door leading into a welcoming hall with loft access via a hatch, wall mounted radiator, built in airing cupboard housing the gas combi boiler and doors lead through to all accommodation. The spacious, bright and airy lounge/diner overlooks the South facing rear garden offering plenty of space for furniture, dining table and chairs, electric fire, rear aspect double glazed window, rear aspect double glazed French doors leads into the conservatory and a doors leads through to the kitchen. The double glazed conservatory is the perfect garden room overlooking the mature South





This well-presented bungalow offers a mature south facing rear garden.



facing rear garden with dual aspect windows and a side aspect door lead out onto the garden. The modern kitchen comprises eye and base level units with work surfaces over, space for a gas cooker, space and plumbing for a washing machine, integrated fridge/freezer, wall mounted radiator, rear aspect double glazed window and a side aspect double glazed door leads out onto the garden and gated side access. The master bedroom is a generous sized double offering a front aspect double glazed window and a wall mounted radiator. Bedroom two is a small double/good sized single with fitted wardrobes, wall mounted radiator and a front aspect double glazed window. The modern bathroom comprises a suite including a panel enclosed bath with a wall mounted mixer shower system over, wash hand basin, low level WC, wall mounted towel rail heater, fully tiled walls and a side aspect double glazed window.

Outside offers a mature South facing rear garden laid to lawn with various planted borders, shrubs, trees and palm trees. There is gated side access to each side, patio area abutting the conservatory and garage. The front garden is laid to lawn with planted borders, shrubs and trees. Driveway providing off road parking for one car in front of the garage. The garage has an up and over door with power, lighting and a rear aspect window.

The property is located within a popular residential cul-de-sac in Preston, there is a pathway at the end of the cul-de-sac which offers a level walk to local amenities and a bus stop. 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.

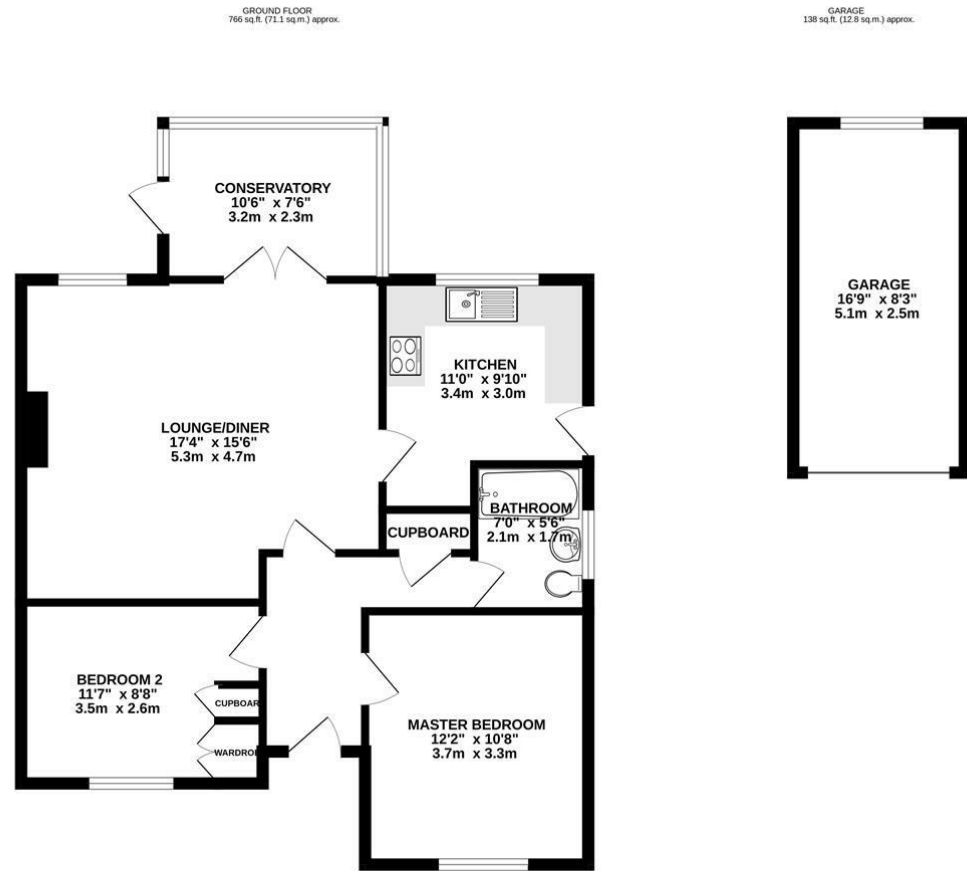
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Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

Offered with no onward chain and situated within a quiet residential cul-de-sac in Preston.



| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>84</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            | <b>65</b> |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |



TOTAL FLOOR AREA: 904 sq. ft. (83.9 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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