



Littlemoor Road | Preston | Weymouth | DT3 6AB

**Offers Over £585,000**

BEAUMONT  JONES



## Littlemoor Road | Preston Weymouth | DT3 6AB Offers Over £585,000

Offered with no onward chain we are delighted to offer an impressive and modern executive four bedroom detached family home within the prestigious location in Preston. Built in 2023 by local well-regarded developers the property boasts high-specification fittings throughout including underfloor heating throughout the ground floor, spacious and welcoming hall, beautiful open-plan kitchen/diner and living area with pocket sliding doors leading out onto a South-Facing rear garden, contemporary bathrooms including a wet room to the ground floor, family bathroom and shower en-suite to the master bedroom, generous sized living room, utility room and off road parking for several vehicles.

- Impressive Four Bedroom Detached Family Home
- Large South-Facing Rear Garden
- Three Bathrooms Including a Ground Floor Wet Room, Family Bathroom & En0-Suite to Master Bedroom
- Prestigious Location In Preston
- Beautiful Open-Plan Living Area with Centre Island & Separate Utility Room
- Beautifully Designed & Built in 2023
- Ample off Road Parking
- Underfloor Heating Throughout The Ground Floor

### Full Description

Entrance into this beautiful home is via a front aspect double glazed composite door leading into an impressive and welcoming hall, this sets the tone with natural light flooding in and a striking staircase leading to the first floor. The open-plan living area is truly stunning with two glass roof lanterns, high quality bespoke fittings incorporating floor mounted units. Appliances include two eye-level ovens, a separate steam oven and also a microwave oven, integrated dishwasher and a large central island incorporating a four-ring induction hob with an integral extractor fan. This room is further enhanced by rear aspect double glazed pocket sliding





This beautiful modern and contemporary home offers an abundance of living space including a beautiful open-plan living area leading out onto a South-Facing rear garden.



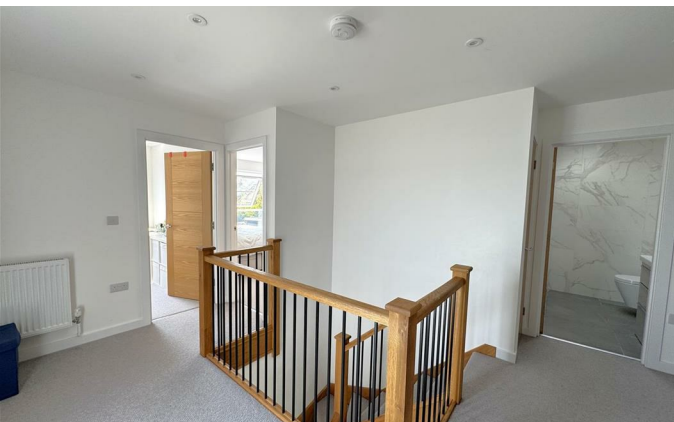
doors leading out onto the South-Facing garden. Beyond this area is a discreetly located utility room with space and plumbing for a white goods and generous storage cupboards. At the front of the inviting living room is a substantial space which nevertheless exudes a warm and welcoming feel, and is situated to the front of the property. The contemporary ground floor wet room comprises a suite including a wall mounted mixer shower system, floating WC with a concealed cistern, floating vanity wash basin and beautiful floor to ceiling tiling.

The first floor offers a generous landing with a large side aspect double glazed window, double built-in airing cupboard, built-in storage cupboard and doors lead to the accommodation where there are four bedrooms and a family bathroom. The master bedroom is to the rear of the property, and benefits an en-suite shower room comprising a double walk-in shower cubicle, floating vanity wash basin, floating WC with a concealed cistern and floor to ceiling tiling. Bedrooms two and three are situated to the front of the property, both double rooms. Bedroom four is a single room located at the rear of the property. The family bathroom offers a suite including a freestanding oval bath with wall mounted mixer taps and shower attachment, floating WC with a concealed cistern, floating vanity wash basin and floor to ceiling tiling.

#### Outside

A generous, paved driveway providing off road parking for several vehicles is accessed from Littlemoor Road. The South-Facing rear garden is an undoubted bonus feature of the property. An extensive patio is approached from the pocket sliding doors which stretch across the rear elevation, creating an expansive seating area. The remainder of the garden is laid to lawn with close boarded timber fencing providing privacy to all sides.







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.

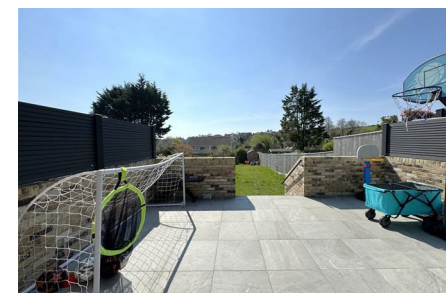
Rating Authority: - Dorset (Weymouth & Portland) Council.  
Council Tax Band E.

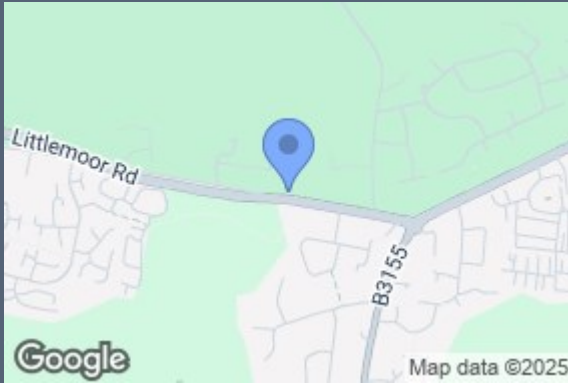
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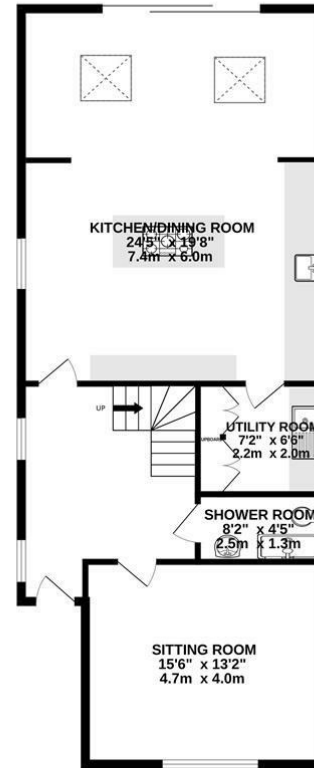
Beautifully designed and built by well-regarded developers in 2023.



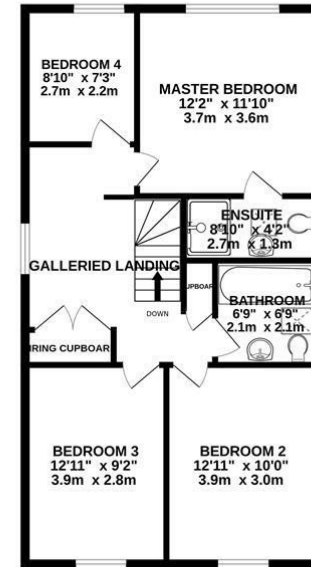


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
919 sq.ft. (85.4 sq.m.) approx.



1ST FLOOR  
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA: 1610 sq.ft. (149.6 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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