



Kenmoor Close | Preston | Weymouth | DT3 6JZ

Offers Over £375,000

BEAUMONT  JONES

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We are delighted to offer a well-presented two double bedroom detached bungalow with beautiful far reaching views out to sea and over the Nature Reserve within a quiet cul-de-sac in Preston. The property boasts a driveway providing off road parking for up to four vehicles, garage, spacious living room with a half-bay window, modern kitchen opening into a conservatory, modern bathroom, fitted wardrobes in both bedrooms and a beautiful landscaped rear garden. Viewing is highly recommended to be fully appreciated.

- Well-Presented Two Double Bedroom Detached Bungalow
- Beautiful Far Reaching Views Out To Sea & Over The Nature Reserve
- Driveway Providing off Road Parking For up to Four Vehicles Plus Garage
- Beautiful Landscaped Rear Garden
- Cul-De-Sac In Preston
- Modern Kitchen & Bathroom
- Conservatory
- Must Be Viewed

Full Description

Entrance into this immaculate bungalow is via a side aspect double glazed composite door leading into the hallway with loft access via a hatch with a pull down ladder (partially boarded and fully insulated), built-in storage cupboard, and doors lead through to the accommodation. The generous sized living room has dual aspect double glazed windows including a front aspect half-bay window enjoying beautiful far reaching views out to sea and over the Nature Reserve. The modern fitted kitchen opens into the conservatory creating the hub of the home, eye and base level units with work surfaces over, eye level integral double oven with inset



This immaculate two double bedroom detached bungalow boasts beautiful far reaching views out to sea and over the Nature Reserve.



four ring gas hob and extractor hood over, space and plumbing for a washing machine, space for a fridge/freezer and a side aspect double glazed window. The double glazed conservatory has dual aspect double glazed windows enjoying elevated far reaching views over the Nature Reserve and out to sea and a side aspect double glazed door leading out onto the rear garden. This area is currently being used as a dining room/snug with power points and wall lighting.

The master bedroom is a generous sized double with a rear aspect double glazed window and fitted wardrobes. Bedroom two is a further double offering a front aspect double glazed half-bay window enjoying far reaching views out to sea and over the Nature Reserve, fitted wardrobes and plenty of space for a double bed. The modern bathroom comprises a suite including a panel enclosed bath with shower attachment over and screen attached, vanity wash hand basin with a combined WC and a concealed cistern, fully tiled walls, tiled flooring, wall mounted towel rail heater and a side aspect double glazed window.

Outside to the rear offers a beautifully designed landscaped garden mainly laid to Indian Sandstone patio tiles with a section laid to artificial grass. There are different levels to the garden with beautiful borders. The front offers a large driveway providing off road parking for up to four vehicles. The front garden is laid to gravel for easy maintenance with planted shrubs. The garage has an up and over door with power and lighting.

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.

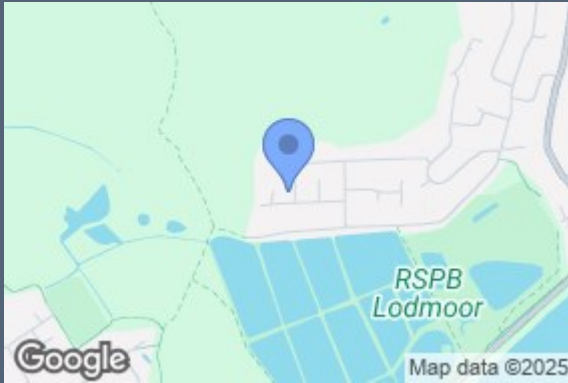
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Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



Quiet cul-de-sac in
Preston with a
beautiful
landscaped rear
garden.





| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 66 | 73 |
| England & Wales | EU Directive 2002/91/EC | |

GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA: 703 sq.ft. (65.3 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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