



Eastdown Gardens | Preston | Weymouth | DT3 6QP

Guide Price £450,000

BEAUMONT  JONES

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We are delighted to offer a beautifully presented three bedroom detached family home with stunning views out to sea and across The Nature Reserve within a quiet cul-de-sac in Preston. Boasting a level rear garden with views to the south, spacious living room with a half-bay window, modern style kitchen, dining room with patio doors leading out onto the rear garden, downstairs cloakroom, spacious modern family bathroom, garage, off road parking for multiple vehicles and external storage within the rear garden. This property must be viewed to be appreciated.

- Beautifully Presented Three Bedroom Detached Family Home
- Quiet Cul-de-Sac In Preston
- External Storage
- Two Reception Rooms & Modern style Kitchen
- Stunning Views out to Sea & Across The Nature Reserve
- Level Rear Garden with Views to the South
- Garage & Off Road Parking For Multiple Vehicles
- Downstairs Cloakroom & Spacious Family Bathroom

Full Description

Entrance into this beautiful family home is via a side aspect double glazed door leading into a spacious and welcoming hall with stairs rising to the first floor, Travertine tiled flooring, three built-in useful storage cupboards, open under stairs storage and doors lead through to the ground floor accommodation. The cloakroom has a modern style suite comprising a low level WC with a concealed cistern and a contemporary countertop basin with storage below. The generous sized living room has plenty of space for furniture boasting gas underfloor heating and a front aspect double glazed half-bay window enjoying far reaching views out to sea and over The Nature Reserve. The modern style fitted shaker style kitchen comprises eye and base level units



This beautiful family home boasts stunning views out to sea and over the Nature Reserve, set within a quiet cul-de-sac within the prestigious location of Preston.



with work surfaces over, eye level integral double oven with inset four ring gas hob and extractor fan over, space and plumbing for a dishwasher and washing machine, space for a fridge/freezer and tumble dryer, kitchen cupboard houses the gas boiler, rear aspect double glazed window enjoying far reaching views out to sea, side aspect double glazed door leads out onto the side access and garden and a door leads through to the dining room. This perfect second reception room has plenty of space for a large dining table and chairs and boasts a set of rear aspect double glazed patio doors leading out onto the garden enjoying far reaching views out to sea.

The first floor offers a spacious landing area with a side aspect double glazed window enjoying far reaching views out to sea, loft access via a hatch (pull down ladder, partially boarded and insulated). Doors lead through to three bedrooms and the modern family bathroom. The master bedroom is a generous sized double with a front aspect double glazed window enjoying far reaching views over The Nature Reserve and out to sea, plenty of space for a large bed and furniture. Bedroom two is a further double boasting dual aspect double glazed windows enjoying beautiful far reaching views out to sea, double built-in wardrobe and a large built-in walk-in storage cupboard with a side aspect double glazed window (potential to convert into an en-suite/walk-in wardrobe). Bedroom three is a single offering a built-in wardrobe and a rear aspect double glazed window enjoying far reaching views out to sea and coastline. The modern family bathroom has been reconfigured by the current owners creating a four piece suite including a panel enclosed bath with shower attachment, large shower cubicle with a wall mounted mixer shower system, low level WC, vanity wash hand basin, wall mounted towel rail heater, tiled walls and flooring and a side aspect double glazed window.

Outside to the rear offers a level garden with views to the south, mainly laid to lawn with a large patio area abutting the property. There is a raised decking area creating the perfect seating/sunbathing area enjoying far reaching views out to sea. There are two large storage units, perfect for storing kayaks, bikes and garden equipment. Access into the garage can be found via a side aspect double glazed door. Gated side access





and planted borders. The front of the property has a garden laid to lawn with a beautiful planted tree. There is a driveway providing off road parking for two cars tandem style in front of the garage. The garage has an up and over door with power, lighting and a side aspect double glazed door leading into the rear garden.

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.

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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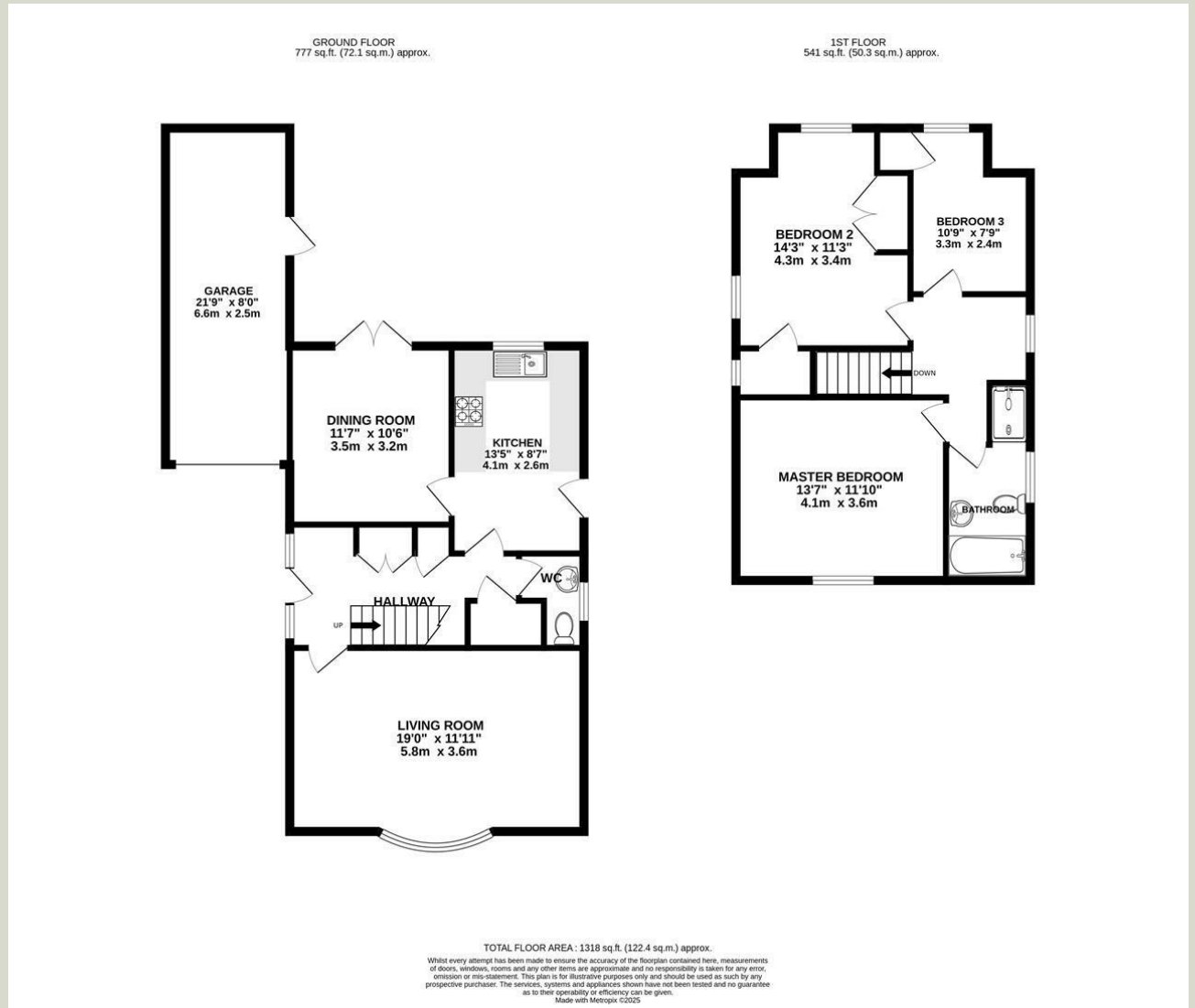
Outside offers a level rear garden with views to the south, off road parking for multiple vehicles, external storage and a garage.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

We value more than your property



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