



Chalbury Close | Preston | Weymouth | DT3 6LE

Guide Price £525,000

BEAUMONT  JONES

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Offered with no onward chain, we are delighted to offer a spacious three bedroom detached bungalow occupying a generous sized corner plot within a popular residential road within Preston. In need of some internal modernisation the property boasts an entrance porch, spacious hall, generous sized lounge/diner, kitchen/breakfast room, three bedrooms, shower room, external utility room, ample off road parking, extended garage with a store/office/hobby room, generous sized mature wrap-around gardens and far reaching views over rolling hilltops and over towards the White Horse.

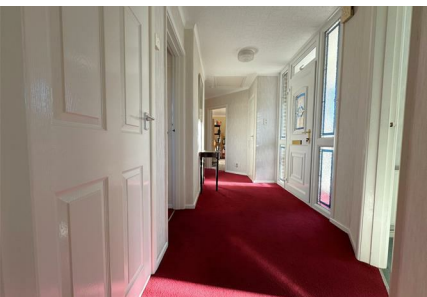
- Spacious Three Bedroom Detached Bungalow
- Popular Residential Road Within Preston
- Ample off Road Parking & Extended Garage With A Store/Office/Hobby Room
- Lounge/Diner & Kitchen/Breakfast Room
- Far Reaching Views Over Rolling Hilltops & Over Towards The White Horse
- Occupying A Generous Sized Corner Plot
- Mature Wrap-Around Gardens
- In Need of Some Internal Modernisation
- No Onward Chain
- External Utility Room

Full Description

Entrance into this spacious bungalow is via a set of front aspect double glazed sliding patio doors leading into a porch with a double glazed door leading into a spacious hallway, built-in storage cupboard housing the gas combination boiler, loft access via a hatch and doors lead through to all accommodation. The triple aspect generous sized lounge/diner has an abundance of space offering a set of side aspect double glazed sliding patio doors leading out onto the front garden and driveway, gas fire set within a marble hearth and wooden surround and plenty of space for furniture and a dining table and chairs. The spacious



This spacious bungalow occupies a generous sized corner plot with mature wrap-around gardens and ample off road parking.

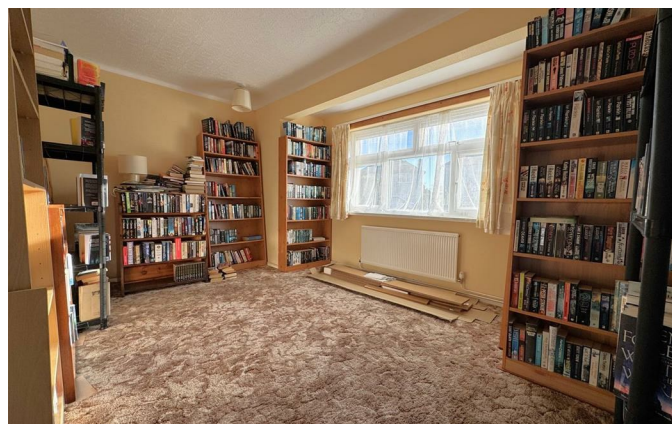


kitchen/breakfast room boasts a fitted kitchen comprising eye and base level units with work surfaces over, eye level integral double oven with inset new four ring induction hob and extractor fan over, space and plumbing for a dishwasher, space for for an under counter fridge, side aspect double glazed door leading out to the utility room and a rear aspect double glazed window overlooking the mature garden and far reaching views over rolling hilltops and over towards the White Horse.

The master bedroom is a generous sized double offering a built-in wardrobe and a rear aspect double glazed window overlooking the mature garden and far reaching views over rolling hilltops and over towards the White Horse. Bedroom two is a further double boasting a front aspect double glazed box bay window and a built-in wardrobe. Bedroom three is a single with a rear aspect double glazed window overlooking the mature garden and far reaching views over rolling hilltops and over towards the White Horse. The shower room has a suite including a shower cubicle, low level WC, wash hand basin, wall mounted towel rail heater and a rear aspect double glazed window.

Outside offers access into a utility room with a double glazed door and dual aspect windows. Space and plumbing for a washing machine, tumble dryer and fridge/freezer. This sizeable plot boasts wrap-around mature gardens mainly laid to lawn with planted borders, trees and shrubs. The rear garden has a raised patio area for outside seating with access into the store/office/hobby room with an internal door leading through to the garage. The garage has an up and over door, power and lighting. There is a driveway to front of the property providing ample off road parking.

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.

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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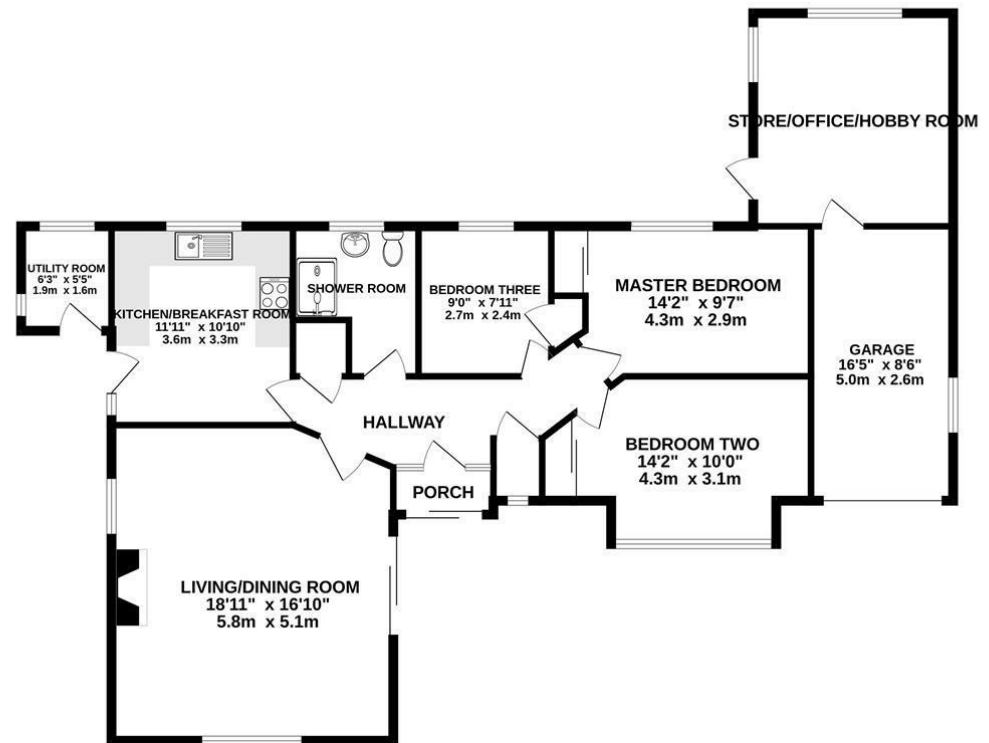
Located within a popular residential road within the prestigious location of Preston.





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

GROUND FLOOR
1279 sq.ft. (118.8 sq.m.) approx.



TOTAL FLOOR AREA: 1279 sq.ft. (118.8 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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