



**Connells**

Telford Close  
Preston Weymouth



### Property Description

A well-proportioned detached family home situated within a quiet cul-de-sac in a much sought-after residential location. This spacious four-bedroom house provides an entrance hall, cloakroom, sitting room, dining room, kitchen all providing excellent flow for entertaining.

On the first floor there are four bedrooms and family bathroom. Externally there is a driveway to the front providing ample off-road parking for two vehicles, leading to a double garage. To the rear of the house is an enclosed low-maintenance garden with paved areas, mature shrubs, and floral beds.

The house benefits from UPVC double-glazing throughout & gas central heating. The property is situated in a sought-after residential position.

### Entrance

### Porch

Carpeted, coving and skirt boarding. Door into: -

### Wc

Front aspect glazed window. WC and wash hand basin.

### Entrance Hall

Stairs to first floor, electrical points, skirt boarding, understairs storage and doors into: -

### Lounge

12' 7" x 17' 5" (3.84m x 5.31m)

Front aspect double glazed window, skirt boarding, coving, television point, electrical points, wall mounted radiator, carpeted, brand new gas fire mounted in a new stone fireplace and glazed wooden door into: -

### Dining Room

16' 2" x 9' 2" (4.93m x 2.79m)

Rear aspect double glazed window, skirting, coving, carpeted, wall mounted radiator and door leading into: -

### Kitchen

9' 2" x 15' 7" (2.79m x 4.75m)

Two rear aspect windows. Fitted kitchen with a range of wall and base units incorporating an inset stainless steel sink drainer with worksurfaces over. Integrated fridge freezer and space for cooker and Breakfast bar, Wall mounted radiator, Door to hallway. Side aspect double glazed door to garden.

### First Floor

### Landing

Loft access, Skirt boarding, Coving, Carpeted, and Doors into: -

### Bedroom One

14' 5" x 17' 1" (4.39m x 5.21m)

Front aspect double glazed window, skirt

boarding, coving, wall mounted radiator, and door to dressing room.

### **Dressing Room/ En Suite**

Front aspect double glazed window and skirting.

### **Bedroom Two**

11' 6" x 9' 4" (3.51m x 2.84m)

Rear aspect window which enjoys countryside views, Wall mounted radiator, and Skirt boarding.

### **Bedroom Three**

12' 1" x 8' 8" (3.68m x 2.64m)

Front aspect window, Radiator, Skirt boarding and Carpeted

### **Bedroom Four**

7' 7" x 9' 4" narrowing to 5' 8" (2.31m x 2.84m narrowing to 1.73m)

Rear aspect double glazed window, Radiator, Skirting

### **Shower Room**

Rear aspect window, suite comprising WC, wash hand basin and shower unit.

## **Outside**

### **Front Garden**

Laid to lawn.

### **Rear Garden**

Impressive and manageable rear garden allows for easy maintenance ideal for outdoor entertainment and relaxation.

### **Double Garage**

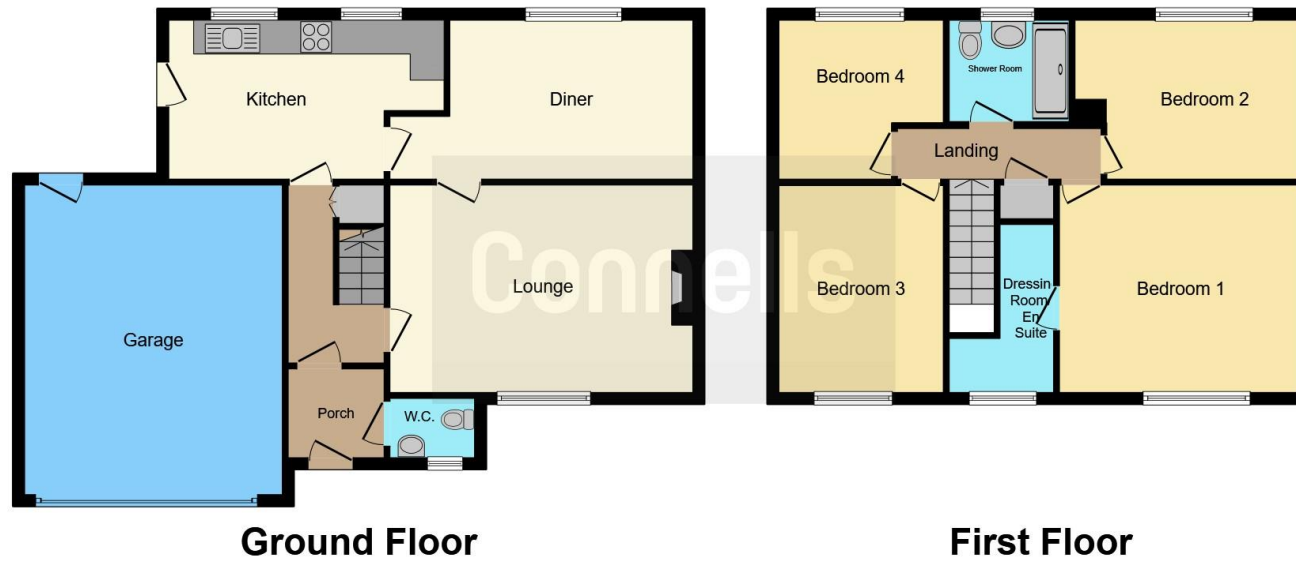
14' 8" x 17' 4" (4.47m x 5.28m)

Up and over electric door with remote control and incorporating a light. Rear door providing access to the garden.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: Awaited**

Tenure: Freehold

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