



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 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: -

Entrance

Porch

Carpeted, coving and skirt boarding. Door into: -

Wc

Front aspect glazed window. WC and wash hand basin.

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. 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

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.

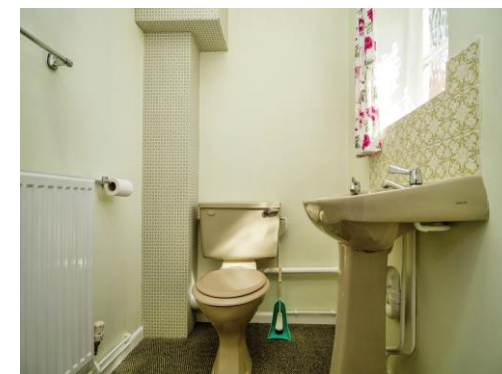
Rear Garden

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

To view this property please contact Connells on

T 01305 770 333
E weymouth@connells.co.uk

84 St. Thomas Street
 WEYMOUTH DT4 8EN

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/WEY308226



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WEY308226 - 0015