



Instinct Guides You



Littlemoor Road, Preston, Weymouth Guide Price £550,000

- Substantial Family Home
- Garage & Parking
- Well Presented
- Open Plan Living
- Large Established Garden
- Two Reception Rooms
- Preston, Weymouth
- Solar Array
- Extended Property
- Cloakroom



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Wilson Tominey are delighted to offer this substantial FAMILY HOME, fantastically positioned within the sought-after area of Preston. Easy access to COUNTRYSIDE WALKS & THE BEACH. The property boasts OPEN PLAN LIVING, a garage & a large driveway offering generous parking.

The ground floor offers stunning open-plan living, perfect for entertaining and busy family life. The kitchen has been done to a contemporary style, featuring high gloss grey units, a large island and a porcelain floor. This generous space is currently presented with both a dining and seating area. which leads out into a beautiful large landscaped garden.

From the hallway, there is a downstairs W/C. There is also a lounge/snug with a southerly outlook from the generous bay window.

Ascending to the first floor there are three bedrooms and a good-sized family bathroom. Bedrooms one & two are both double rooms with bedroom one enjoying a large bay window with a pleasant view into the opposing fields. Bedroom three offers versatility to the homeowner currently presented as an office space. The family bathroom comprises a bath with shower over, wash hand basin and W/C.

The loft has been converted into a bright and airy 4th bedroom thanks to three skylights that flood the room with light. The room's interesting shape provides character and versatility of layout.

The large rear garden has been updated by the current owners. There is a patio area joining the house, finished with decorative oak sleepers and contemporary limestone that creates a perfect space to entertain. There are a number of established bushes and shrubs at the borders. Towards the rear of the large lawn is an established apple tree and a raised bed for growing vegetables which provides the foundation for country living. Off the patio area is also a workshop and small storage shed.

The property also offers a large 8.2kw solar panel array that is owned by the property, this massively reduces the current homeowner's bills.



Room Dimensions

Living Room 12'5" x 10'8" (3.80 x 3.26)

Kitchen/Diner 24'1" max x 16'5" max (7.35 max x 5.01 max)

Bedroom One 12'2" x 10'9" (3.73 x 3.30)

Bedroom Two 10'10" x 8'11" (3.31 x 2.74)

Bedroom Three 7'10" x 6'10" (2.40 x 2.10)

Bedroom Four 20'6" max x 8'11" max some height restrictions (6.25 max x 2.74 max some height restrictions)

Bathroom 7'11" x 6'10" (2.42 x 2.10)

Agents Notes

The property has an 8.2kw solar array that is owned by the property, not leased that greatly reduces the current homeowner's energy bills, more information upon request.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENDOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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