



Instinct Guides You



Brunel Drive, Preston, Weymouth £650,000

- Five Double Bedrooms
- Far Reaching Views
- Attractive Rear Garden
- No Onward Chain
- Garage & Parking
- Preston, Weymouth
- Generous Proportions Throughout
- Bathroom + Shower Room



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Welcome to this substantial detached house enjoying an elevated position on Brunel Drive with far reaching views. This property boasts two spacious reception rooms, five double bedrooms ample parking set amongst attractive grounds offered with no onward chain.

The property has an attractive frontage with easy side access to the rear garden and driveway parking for several vehicles. Steps rise to the front door and into a practical vestibule with storage.

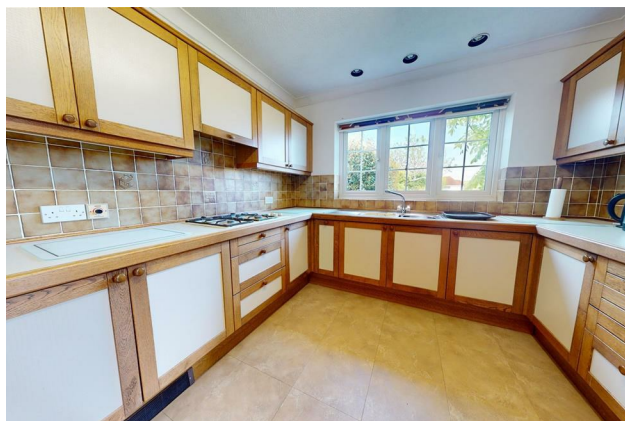
The ground floor boasts two generous reception rooms, both enjoying a bright dual aspect. The dining room at the front has ample space for a range of furniture and offers versatility. The living room has sliding doors that open to the rear garden, helping to merge home & garden.

The kitchen is large and offers ample storage, room for a second dining area with island and access to the side path.

A cloakroom finishes the ground floor perfectly.

Ascending to the first floor the foot print increases as the accommodation spans over the garage below. There are five double bedrooms with three of them benefitting far reaching views over Preston, towards the sea. The further two bedrooms enjoy countryside views with the iconic White Horse in view. The family bathroom has Jack & Jill doors with bedroom four offering a potential en-suite. The shower room has been tastefully modernised and comprises a large step in shower, wash hand basin and W/C complimented by decorative tiling.

The rear garden is well kept with a range of established bushes and shrubs creating a diverse interesting area. Part of the garden has far-reaching views creating and offers a perfect spot to enjoy the sun. Side access leads to the front of the property and offers a further more private seating area.



Room Dimensions

Dining Room 15'10" x 11'10" (4.83 x 3.62)

Living Room 22'2" x 11'3" (6.76 x 3.44)

Kitchen 26'0" max x 9'10" max (7.94 max x 3.02 max)

Bedroom One 15'10" into wardrobe x 11'10" (4.84 into wardrobe x 3.63)

Bedroom Two 13'7" max x 9'7" max (4.16 max x 2.94 max)

Bedroom Three 13'5" max x 9'10" max (4.11 max x 3.01 max)

Bedroom Four 11'9" x 11'1" (3.59 x 3.38)

Bedroom Five 11'10" x 10'0" (3.62 x 3.06)

Bathroom 7'6" x 7'5" (2.30 x 2.28)

Shower Room 7'6" x 5'1" (2.29 x 1.57)



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	78

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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