



Instinct Guides You



## Medway Drive, Weymouth £475,000

- Enviably Plot
- Extended Detached Residence
- Development Potential STPP
- No Onward Chain
- Versatile Living Accommodation
- Idyllic Position Within Preston
- Three Double Bedrooms
- Two Generous Reception Rooms
- Garage and Parking
- Nearby Range of Amenities



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd  
15 Westham Rd.  
DT4 8NS

T 01305 775500  
E sales@wilsontominey.co.uk  
W www.wilsontominey.co.uk





This spacious and extended three-bedroom detached house is set on a generous corner plot in a sought after cul-de-sac location in Preston. Offering tremendous potential for future expansion and development (subject to planning permission), this family home is a blank canvas waiting to be transformed into your ideal living space. The versatile layout provides flexibility, with rooms that can easily adapt to your needs.

From the moment you arrive, the home's expansive frontage and large plot make an immediate impression. A gated driveway provides ample parking for at least two cars, leading to the garage. Upon entering, you are greeted by a welcoming hallway that separates the large sitting room from the rest of the house, offering the opportunity to create a self-contained annex with its own entrance for added versatility. The spacious lounge-diner is perfectly proportioned, with dual-aspect windows that flood the space with natural light. The kitchen, positioned at the rear of the house, boasts an abundance of worktop space and storage units, complemented by a cloakroom, completing the ground floor accommodation.

Upstairs, you'll find three generously sized double bedrooms, each offering ample space and comfort. Bedrooms one and two feature built-in storage cupboards and enjoy dual-aspect windows, enhancing the airy feel of the rooms. A separate bathroom and toilet are also located on the first floor, along with two large storage cupboards for added convenience.

Externally, the property sits on a truly exceptional plot. The vast gardens offer potential for future development (STPP). Additionally, the garage, positioned adjacent to the extended sitting room, presents further opportunities for creating an annex or self-contained ground-floor living accommodation.

Situated in one of Preston's most desirable locations, the property is ideally placed with a wide range of local amenities, bus routes, and other convenience just a stones throw away.

## Room Dimensions

**Sitting Room 19'3" red to 11'11" x 17'7" max (5.87m red to 3.65m x 5.36m max)**

**Lounge/Diner 22'2" max x 14'3" red to 10'11" (6.78m max x 4.36m red to 3.35m)**

**Kitchen 10'9" max x 9'8" max (3.30m max x 2.95m max)**

**Bedroom One 14'2" x 10'11" (4.34m x 3.34m)**

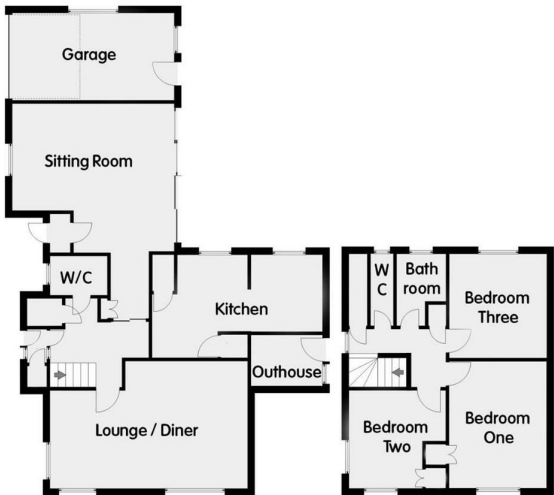
**Bedroom Two 10'10" max x 10'11" (3.31m max x 3.35m)**

**Bedroom Three 10'11" x 9'8" (3.34m x 2.97m)**

**Outhouse 8'0" x 7'2" (2.45 x 2.2)**

**Utility Room 7'10" x 7'1" (2.39 x 2.17)**

**Garage 17'9" x 9'9" (5.43 x 2.99)**



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENDIPA 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.