



Instinct Guides You



Cedar Drive, Preston, Weymouth £400,000

- Generous Westerly Garden
- Off-Road Parking and Garage
- Beautifully Presented
- Level Plot
- Detached Bungalow
- Located in Preston
- Contemporary Kitchen
- Bus Route Nearby



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Situated in the heart of Preston with level walks to bus routes and amenities is this immaculately presented two bedroom detached bungalow. The home boasts a generous westerly garden with off-road parking and garage as well as en-suite and stylish contemporary kitchen.

Parking for at least 3 cars fronts the home with a driveway to the side approaching the garage. A useful porch borders the frontage, opening into the home.

A spacious kitchen/diner centres the home with ample floorspace; Recently refurbished, the range of units is finished stylishly with a large storage cupboard and side door. A smaller hallway opens into the bathroom, second bedroom and lounge space. The attractive family bathroom lays adjacent to Bedroom Two - a well-proportioned double. The lounge benefits patio doors utilising the attractive westerly aspect, opening onto the garden with a subsequent green outlook; The space enjoys atmospheric integrated lighting, also.

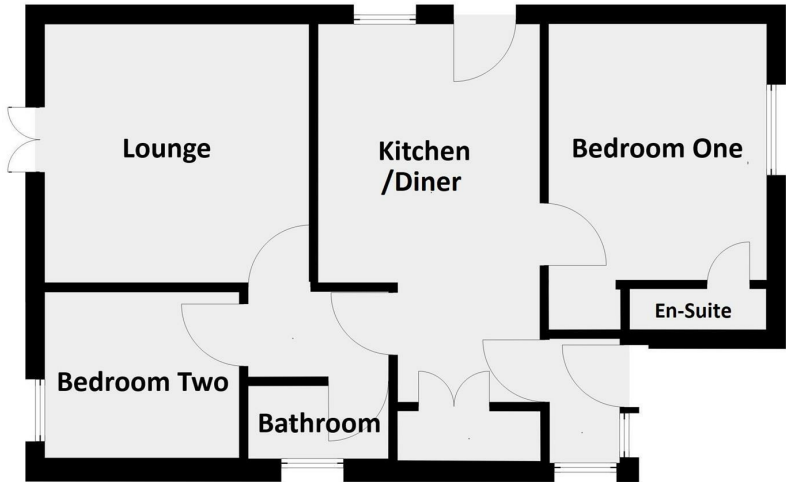
Located to the front of the home, Bedroom One is a spacious double with an attractive en-suite comprising of shower, toilet and basin as well as large fitted wardrobe.

The generous rear garden benefits from the westerly aspect, captivating the evening sun with the initial patio area - there is an additional shed for storage towards the rear.



Room Dimensions

- Lounge 11'4" 10'11" (3.46m 3.35m)
- Kitchen/Diner 18'11" reducing to 6'0" x 9'8" (5.79m reducing to 1.85m x 2.96)
- Bedroom One 14'4" x 10'11" (4.37 x 3.35)
- En-Suite
Shower, Toilet, Basin
- Bedroom Two 9'7" x 8'2" (2.93m x 2.51m)
- Bathroom 5'11" x 5'5" (1.81m x 1.66m)
- Garage



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

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