



Instinct Guides You



Sutton Road, Preston, Weymouth £460,000

- Detached Family Home
- Three Good Size Bedrooms
- Open-Plan Kitchen Diner
- Separate Utility Room
- Home Office
- Integral Garage
- Large Rear Garden
- Countryside Views
- Side Access to Garden
- Large Driveway



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This beautifully presented home nestled in Sutton Poyntz offers generous living space, a stylish OPEN-PLAN KITCHEN DINER, an additional OFFICE, an utility room, a downstairs cloakroom and a LARGE GARAGE. The property benefits from a landscaped garden with COUNTRYSIDE VIEWS, large DRIVEWAY and bright, modern interiors throughout.

Upon entering the home, a bright hallway greets leading to the spacious living room at the front of the property. This dual-aspect room is filled with natural light and offers a comfortable space for relaxing or entertaining. Double doors open into the modern kitchen and dining area, which stretches the full width of the home. The kitchen is fitted with sleek, contemporary units and integrated appliances, with views over the garden and countryside beyond. There is ample space for dining, and a glass door providing access to the patio and garden, making this an ideal setting for indoor-outdoor living. Adjacent to the kitchen is a separate utility room with access to the rear garden and an adjoining cloakroom.

Upstairs, the property comprises three well-proportioned bedrooms and a modern family bathroom. The main bedroom sits at the rear of the home and enjoys far-reaching views over open countryside. Bedroom two, another spacious double overlooking the front, while bedroom three is a good-size. The family bathroom includes a bath with overhead shower, WC and wash basin, all finished to a high standard.

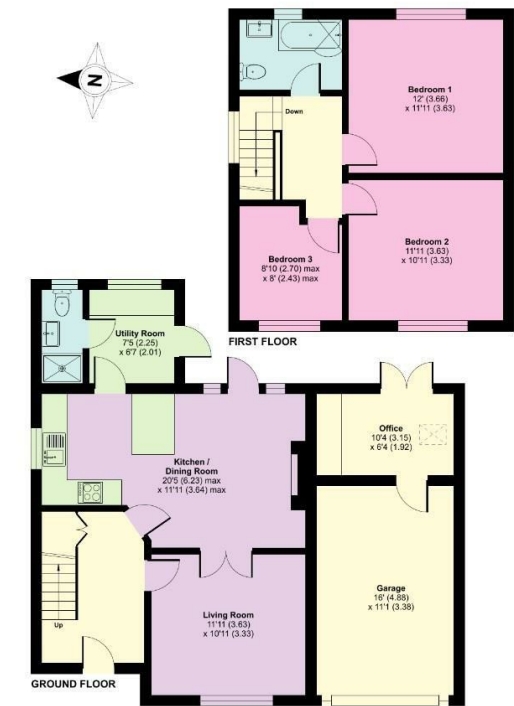
Outside, the garden has been landscaped to create many areas of interest and places for relaxing, a level lawn and established borders, allowing a wondrous setting. To the front of the home, there is a gravel driveway providing ample parking and access to the integral garage, that leads, into the office which is perfect for working from home.

Room Dimensions

- Living Room 11'10" x 10'11" (3.63 x 3.33)
- Kitchen/Dining Room 20'6" x 11'11" (6.26 x 3.64)
- Utility Room 7'4" x 6'7" (2.25 x 2.01)
- Bedroom One 12'0" x 11'10" (3.66 x 3.63)
- Bedroom Two 12'0" x 11'10" (3.66 x 3.63)
- Bedroom Three 8'10" x 7'11" (2.70 x 2.43)
- Office 10'4" x 6'3" (3.15 x 1.92)
- Garage 16'0" x 11'1" (4.88 x 3.38)

Sutton Road, Preston, Weymouth, DT3

Approximate Area = 1016 sq ft / 94.3 sq m
Garage = 249 sq ft / 23.1 sq m
Total = 1265 sq ft / 117.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © Gitechcom 2025. Produced for Wilson Tominey Ltd. RICS: 1283715

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WEYMOUTH & COASTLINE



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	

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.