



Instinct Guides You



## Brunel Drive, Preston, Weymouth £519,000

- Versatile Split Level Family Home
- Attractive Wrap Around Garden
- Far Reaching Views Towards Weymouth Bay
- Garage & Ample Parking
- Conservatory
- Close To Bus Route
- Desirable Area In Preston
- Shops & Amenities Nearby



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Positioned on a generous corner plot, this tastefully updated split-level residence blends stylish interiors with thoughtful design across three versatile levels. The home enjoys an elevated position with attractive far reaching views and a wrap around mature garden.

From the moment you enter through the front porch, a bright and inviting hallway sets the tone, leading to two spacious double bedrooms (Bedrooms 2 and 3), along with staircases connecting both the upper and lower floors.

On the lower ground level, the main bedroom suite (Bedroom 1) offers a peaceful retreat, complete with a dressing space, fitted wardrobes, and a sleek en-suite shower room. Bedroom 4 enjoys direct access to a charming conservatory, which in turn opens onto the garden—perfect for quiet mornings and adds an element of versatility.

At the top of the house, the first-floor living area is bathed in natural light thanks to dual-aspect windows. Generously proportioned, it's ideal for both everyday living and entertaining, enhanced by a feature wall-mounted fire. The adjoining kitchen/diner is well-equipped with contemporary cabinetry, an integrated oven and hob, and space for further freestanding appliances. A window frames partial sea views, adding a calming backdrop. A neatly presented family bathroom completes the floor.

Outdoor Highlights

The block-paved driveway, accessed via a gated entrance, offers plenty of off-road parking and leads to a detached garage with power, lighting, and an electric roller door. The front garden bursts with character, offering mature planting, a lawn, and a pond, while a side deck provides elevated views over the nearby hills towards the sea.

To the rear, a raised deck and impressive summer house capture long-ranging views. Steps lead down to a manicured lawn dotted with colourful beds, shrubs, and trees—a truly private and tranquil garden setting.

Room Dimensions

Living Room 18'5" x 11'10" (5.62 x 3.62)

Kitchen 12'9" x 9'0" (3.91 x 2.75)

Bathroom 8'11" x 3'10" (2.72 x 1.17)

Bedroom One 12'1" x 11'4" (3.69 x 3.46)

Bedroom Two 12'10" x 8'0" (3.92 x 2.45)

Bedroom Three 11'10" x 9'1" (3.62 x 2.78)

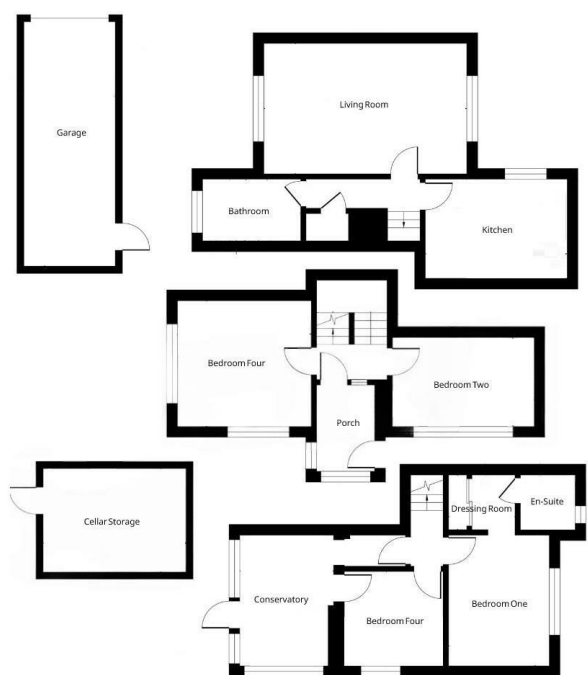
Dressing Room 6'0" x 4'11" (1.83 x 1.51)

En-Suite 4'11" x 4'11" (1.52 x 1.5)

Bedroom Four 8'11" x 8'6" (2.73 x 2.61 )

Conservatory 12'0" x 8'10" (3.68 x 2.71)

Cellar 12'11" x 9'1" (3.96 x 2.78)



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 84        |
| (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 <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.