



Seven Acres Road
Preston



This modern family home, situated in the popular area of Preston in Weymouth boasts spacious and beautifully presented accommodation including a generous open-plan kitchen/dining room, sitting room, four good-size bedrooms with en-suite facilities to the main two bedrooms, family bathroom and ground floor WC. Externally, the property enjoys an attractive, south-westerly facing rear garden, garage and gated driveway providing off-road parking. EPC rating D.

Preston is a highly sought after coastal suburb of Weymouth, approximately two miles north-east of Weymouth town centre and within walking distance of the beach. Close by, a range of water sport activities are available, plentiful countryside walks and the Lodmoor Nature Reserve. Preston itself boasts a convenience store, Chalbury Food and Wine store and several popular public houses. There is also a local church, primary school, and a doctors' surgery and the village hall hosts many local groups including the well-received annual Preston Pantomime. Weymouth offers a charming harbour and superb sailing facilities at the National Sailing Academy. There are regular bus services to neighbouring towns and a mainline trainline to Bristol Temple Meads and London Waterloo.



Entrance to the property is via a modern front door which takes you through to the property's hallway housing a useful storage cupboard, stairs to the first floor and access to a ground floor WC.

The sitting room is generous in size and offers a dual aspect ensuring plenty of natural light. The room is presented in neutral tones and benefits from a stylish central fireplace with electric fire, mantel and surround. French doors lead through to large dining/social room.

The modern open-plan kitchen/dining room is an excellent space that lends itself perfectly to modern family life. Fitted with a range of Howdens neutral wall and base level units with oak worksurfaces over, tiled flooring and under-floor heating throughout. The units are fitted with under cabinet lighting and integral AEG appliances include a double oven, microwave, fridge, freezer and dishwasher.



The light and spacious dining space provides a wonderful social space and adds versatility to this stunning home. Bi-fold doors lead through to an orangery with rear aspect window and sliding doors onto a decked area in the garden.

Accommodation on the first floor includes four bedrooms with modern ensuite shower facilities to bedrooms one and two, and the family bathroom. An airing cupboard housing the hot water tank is also located on the landing. Bedrooms one, three and four all benefit from built in storage facilities.

The family bathroom is fitted with a suite consisting of a sauna shower cubicle, double sinks and WC.

Externally, there is a fully enclosed, well-tended rear garden with decked area abutting the property providing the perfect spot to place outdoor furniture. There is also an outside tap and lighting, To the front of the property there is off-road parking, set behind gates, for multiple cars and a single garage with plumbing, power and electric door. A pedestrian gate opens from the pavement onto a path up to the property and there is a low maintenance gravel area.

Services:

Mains electricity, water and drainage are connected.

Gas fired central heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is F.

Seven Acres Road, Preston, Weymouth

Approximate Area = 1869 sq ft / 173.6 sq m (includes garage)

For identification only - Not to scale



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