



Overcombe Drive | Preston | Weymouth | DT3 6QE

**£675,000**

BEAUMONT  JONES

# Overcombe Drive | Preston Weymouth | DT3 6QE

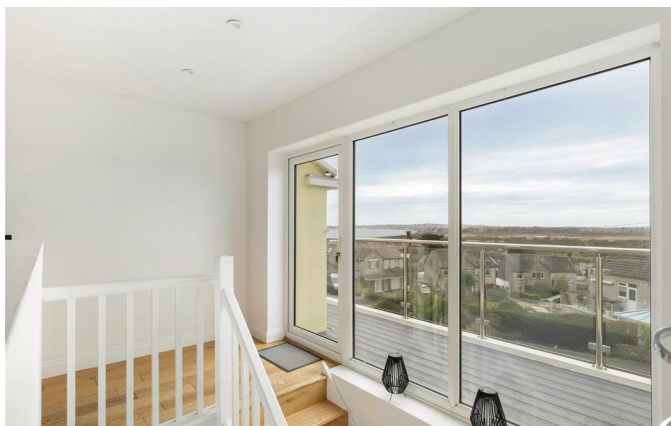
£675,000

We are delighted to offer a beautiful four double bedroom detached family residence offering breathtaking sea and Nature Reserve views located within a popular residential road off Bowleaze Coveaway in Preston. This wonderful home offers an abundance of living space throughout with accommodation spanning over three floors. The ground floor offers two double bedrooms with en-suites. The first floor boasts a modern fitted kitchen/dining hall, cloakroom, spacious living room and access out onto a wrap-around balcony with glass balustrades enjoying outstanding views. The second floor offers a further two double bedrooms and a shower room. Outside boasts a driveway providing off road parking for up to three vehicles, garage and a generous sized rear garden with a garden room. Viewing is highly advised to be appreciated.

- Four Double Bedroom Detached Family Residence
- Located off Bowleaze Coveaway In Preston
- Wrap-Around Balcony With Glass Balustrades
- Two En-Suites Plus Cloakroom & Shower Room To The Second Floor
- Generous Sized Garden With A Garden Room
- Breathtaking Sea & Nature Reserve Views
- Abundance of Living Space Throughout
- Garage & Off Road Parking For Up To Three Vehicles
- Accommodation Spanning Over Three Floors
- Beautiful Kitchen/Dining Hall

## Full Description

Entrance into this wonderful detached family residence is via a front aspect double glazed composite door leading into a hallway with stairs rising to the first floor, built-in under stairs storage cupboard with a stained glass circular window and doors lead through to two double bedrooms with en-suites. The master bedroom is a generous sized double boasting dual aspect double glazed windows enjoying sea & Nature Reserve views, double fitted wardrobe and a door leads through to a beautiful and contemporary en-suite bathroom. The suite includes a freestanding bath with floor mounted mixer taps, double shower cubicle with a wall mounted rainfall mixer shower system, vanity wash hand basin, WC with a concealed cistern and a rear aspect double glazed window. Bedroom two is a further generous sized double with rear aspect double glazed



This wonderful family home offers breathtaking sea and Nature Reserve views located off Bowleaze Coveyway in Preston.



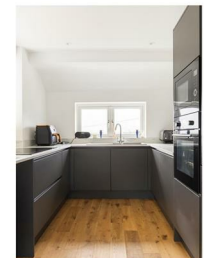
windows and French doors leading out onto the lower garden, fitted wardrobes and a door leads through to the en-suite. The suite comprises a shower cubicle with a wall mounted rainfall mixer shower system, vanity wash hand basin and a low level WC.

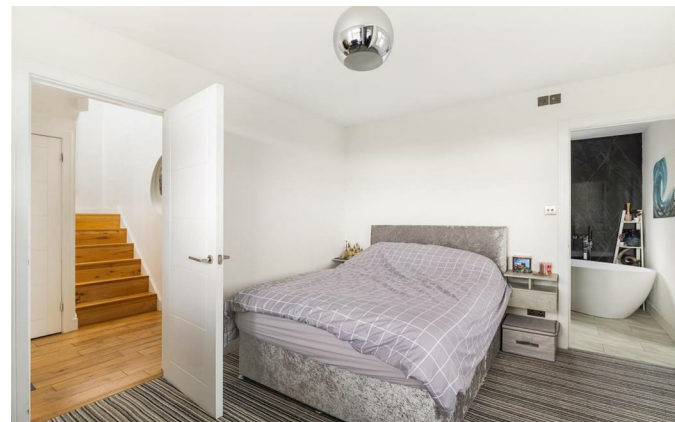
The first floor boasts a beautiful galleried landing with front aspect full-sized double glazed windows enjoying stunning sea and Nature Reserve views and a front aspect double glazed door leads out onto the wrap-around balcony. The first floor opens up into a dining hall leading through to the modern fitted kitchen creating a fantastic entertaining area and plenty of space for a large dining table and chairs. The kitchen comprises eye and base level units with work surfaces over, integral oven with inset induction hob and pop up downdraft cooker hood, integrated dishwasher and fridge/freezer, breakfast bar, front aspect double glazed window enjoying beautiful sea and Nature Reserve views and a rear aspect double glazed door leads out onto the garden. Stairs rise to the second floor and doors lead through to the cloakroom and living room. The cloakroom has a rear aspect double glazed window, low level WC and a wall mounted wash hand basin. This could easily be tuned into a utility room if needed. The generous sized living room boasts dual aspect double glazed windows enjoying breathtaking sea and Nature Reserve views and a side aspect double glazed door leads out onto the wrap-around balcony.



The second floor has a landing area benefitting a rear aspect double glazed window and doors lead through to the remaining two double bedrooms and shower room. Bedroom three is a generous sized double boasting dual aspect double glazed Dorma windows enjoying beautiful views. Bedroom four is a further generous sized double with a front aspect double glazed Dorma window enjoying beautiful views. The shower room has a shower cubicle with a wall mounted mixer shower system, low level WC, vanity wash hand basin and a front aspect double glazed Dorma window.

Outside boasts a wrap-around balcony with composite decking and glass balustrades boasting breathtaking views. The rear garden is a generous size with a lower garden area with side access to both sides and a door leads into an external shower room with a shower cubicle, wash hand basin and a WC. The main garden area has a foot bridge off the kitchen door providing level access to the main garden. The garden is laid to lawn with a raised patio area providing a beautiful seating area boasting sea views. Outdoor aquarium, various planted trees and shrubs and





access into a large garden room with bi-fold doors, power and lighting. The front offers a driveway providing off road parking for up to three vehicles and a raised planted border with planted shrubs and palm tree.

The property is situated on the outskirts of Weymouth in one of the area's most enviable locations. It's just a short walk to the dog-friendly beaches at Bowleaze Cove, Preston and Overcombe where there are regular swimmers and this is a great spot for paddle boarding and kite surfing too. There are stunning, countryside walks towards the SW coast path right from the front door and a swim is just minutes away! From the field behind the house it's a few minutes' walk to the green, open spaces at Furzy cliff on Bowleaze Cove way and to a choice of cafés overlooking the sea. The wide range of local amenities is close by including a post office / general store, deli/off-licence, public houses and restaurants. The Preston Road doctor's surgery and chemist is just a mile away by car or 15 mins walk and there is a regular bus service a short walk away. The bustling and lively town centre is approximately 2 miles away with a comprehensive range of shopping and educational facilities.

Rating Authority: - Dorset (Weymouth & Portland) Council.  
Council Tax Band E.

Services: - Gas central heating. Mains electric & drainage.

Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



Abundance of living space spanning over three floors with a wrap-around balcony and a generous sized garden with a garden room.





| 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>                            | 72                         | 80        |
| (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<br>2002/91/EC |           |

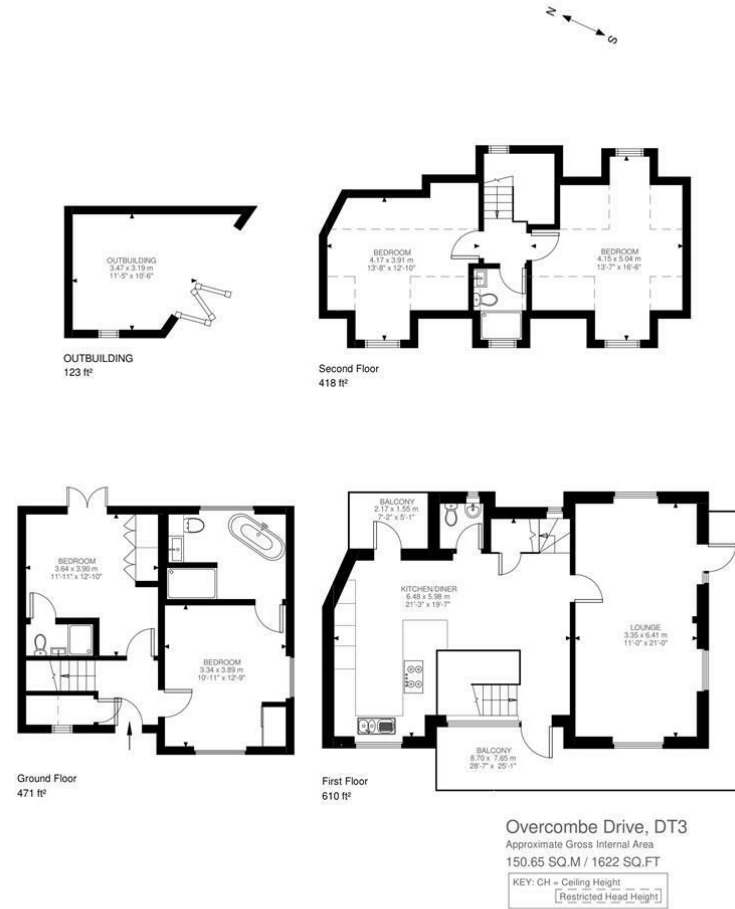


Illustration for identification purposes only. Not to scale.  
 Floor Plan Drawn According To RICS Guidelines.

*We value more than your property*

33 St Thomas Street  
 Weymouth  
 Dorset  
 DT4 8EJ  
 01305 787434  
 sales@beaumontjones.co.uk  
 www.beaumontjones.co.uk