



Forehill Close | Preston | Weymouth | DT3 6DS

£425,000

BEAUMONT  JONES

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We are delighted to offer a beautifully presented two double bedroom bungalow on a level plot within a quiet cul-de-sac in the prestigious location of Preston. The property boasts a beautiful open-plan living area with bi-fold doors leading out onto a level Southerly facing rear garden overlooking open fields, en-suite to master bedroom, modern bathroom, beautifully designed modern shaker style fitted kitchen, off road parking and a converted garage currently being used a salon, this would be excellent for running a business from home or scope for a self-contained annex. Viewing is highly recommended to fully appreciate.

- Beautifully Presented Two Double Bedroom Semi-Detached Bungalow
- Occupying a Level Plot
- Quiet Cul-de-Sac Within Preston
- Beautiful Modern Shaker Style Fitted Kitchen
- Converted Garage Into A Salon
- Generous Open-Plan Living Area
- Southerly Facing Rear Garden
- En-Suite To Master Bedroom Plus Modern Bathroom
- Views Over Open Fields
- Off Road Parking

Full Description

Entrance into this beautiful bungalow is via a side aspect double glazed door leading into a generous open-plan living area with a set of rear aspect double glazed bi-fold doors leading out onto the Southerly facing rear garden. The dining and living room have been separated with flooring offering LVT flooring to the dining area following through to the kitchen and hall. The living room has plush carpet and plenty of space for furniture. The modern shaker style fitted kitchen comprises a range of eye and base level units with work surfaces over, eye level integral double oven with inset four ring electric hob and extractor fan over, integrated washing



This beautiful bungalow boasts a beautiful and generous open-plan living area with bi-fold doors leading out onto the Southerly facing rear garden.



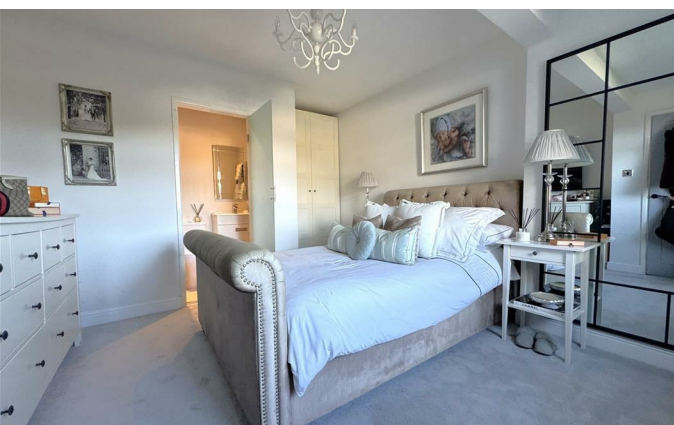
machine, space for a fridge/freezer and a side aspect double glazed window.

The hall has loft access via a hatch, built-in cupboard and doors lead through to the two double bedrooms and modern bathroom. The master bedroom is a generous sized double offering a fitted double wardrobe, front aspect double glazed window and a frosted glass door leads into a shower en-suite. The suite comprises a shower cubicle with a wall mounted mixer shower system, wall hung vanity wash hand basin and a low level WC. Bedroom two is a further double boasting fitted wardrobes and a front aspect double glazed window. The modern bathroom comprises a suite including a panel enclosed bath with shower attachment, wall hung vanity wash hand basin, low level WC, side aspect double glazed window, tiled flooring and partially tiled walls.

The studio is a converted garage and currently being used as a salon, this has potential to be converted into a garden room, further living accommodation or even a self-contained annex. This is perfect for anyone looking to run a business from home with power, water and heating. Access is from the outside via a set of double glazed French doors.

Outside boasts a generous sized level Southerly facing rear garden mainly laid to lawn with a large patio area abutting the property and a raised decking area currently occupying a hot tub (not included within the sale) This is a perfect seating area overlooking open fields. The side access is a generous size and can be used for further parking. There are double wooden gates leading through to the main driveway and front garden laid to lawn and slate.

Set within a peaceful cul-de-sac in the popular location of Preston and a short stroll to the beach at Overcombe. Preston represents one of the most sought-after residential



areas of Weymouth and is well served by local amenities at nearby Chalbury Corner with its delicatessen, pharmacy and doctors surgery. Closer at hand is the local florist, post office and convenience store on the corner of Preston Beach Road. There is a well-regarded café and access to the beach at Overcombe Corner in addition to beautiful walks at the nearby Lodmoor Nature Reserve and Jurassic coastal paths.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band D. Services: - Mains gas, electric & drainage.

Disclaimer: - 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.

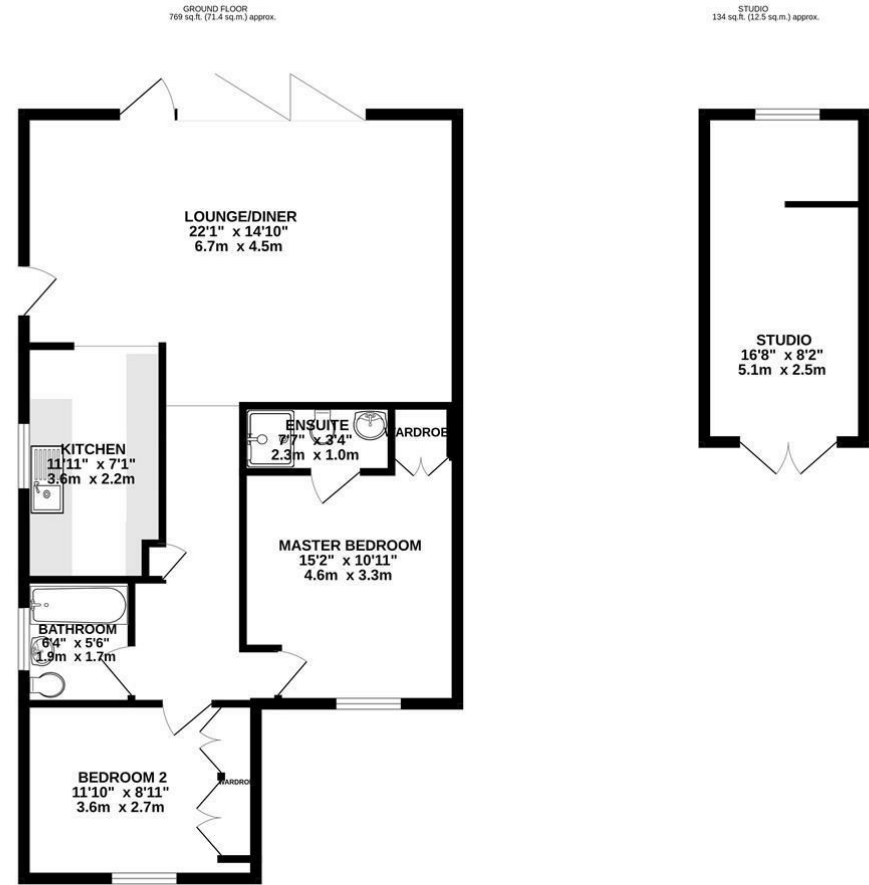


Occupying a level plot within a quiet cul-de-sac in Preston.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 903 sq.ft. (83.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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We value more than your property