



Cornflower Close
Weymouth
£350,000



This well presented four-bedroom detached family home offers a blend of modern design and comfortable living spaces, featuring two bathrooms, a living room, a well-equipped kitchen with a dining area, and a convenient downstairs w/c. Situated in a highly desirable neighborhood, the property boasts a light and airy ambiance throughout. Externally, the home benefits from a generously sized and enclosed rear garden. And to the side of the home is a separate double garage with power an up and over doors and multiple spaces for parking. EPC Rating TBC.

Preston Downs is a popular, residential area in the sought-after coastal town of Weymouth. Known for its attractive modern homes and family-friendly atmosphere, the area benefits from convenient access to local shops, well-regarded schools and regular bus routes. Close by is the wonderful Weymouth beach and Lodmoor Nature Reserve and the position of the property offers access to plentiful nearby coastal and countryside walks, Preston Downs offers an ideal setting for families and professionals alike seeking a balance of town and seaside living. Weymouth boasts a charming harbour and a wide range of amenities, including doctors, dentists, a library, and supermarkets. The National Sailing Academy, located between Weymouth and Portland, offers superb facilities that attract many local, national, and international visitors. The town has benefited from improved transport links, including a bypass and a network of cycle paths and there are regular bus services to neighbouring towns and a mainline train service to Bristol Temple Meads and London Waterloo.



Stepping through the part-glazed front door, you are welcomed into an inviting entrance hallway, providing access to a convenient downstairs WC and the staircase rising to the first floor. The living room is generously proportioned and flooded with natural light from a striking bay window. Serving as a cosy yet spacious family retreat, it features a gas fire and benefits from a useful understairs storage cupboard with an internal light. From the living room, attractive French doors open into the well-equipped kitchen. The kitchen is fitted with integrated AEG appliances, including a double gas oven, a five-ring gas hob, and a dishwasher, complemented by a powerful Zanussi extractor hood. It is finished with tiled splashbacks, a classic stainless-steel sink with a built-in drainer, houses the Worcester boiler, and provides ample space for additional white goods.

Stairs rise to the first floor, where there is access to the airing cupboard, four well-proportioned bedrooms, and the family shower room. The principal bedroom is a generous double, complete with a dedicated built-in dressing area and served by a private en-suite shower room. The second and third bedrooms are also comfortable double rooms, with bedroom two benefiting from built-in wardrobes. The fourth bedroom is a versatile room positioned at the front of the property, making it ideal as a bedroom, home office, or nursery. Serving the remaining bedrooms is the modern family shower room. This well-appointed space features laminate flooring, a large shower cubicle, a wash hand basin, a low-level WC, splashback panelling, an extractor fan, and a heated towel rail.

Externally, the property enjoys a beautifully maintained rear garden. The outdoor space features a lawn bordered by well-maintained patio areas, creating an ideal setting for outdoor dining and relaxation. Patios positioned at both ends of the garden provide excellent spaces to enjoy the sun throughout the day while accommodating garden furniture and summer entertaining. The rear garden is fully enclosed with no external access, offering an excellent level of security. At the front and to the left of the home is a separate parking area, which also provides access to the detached double garage.

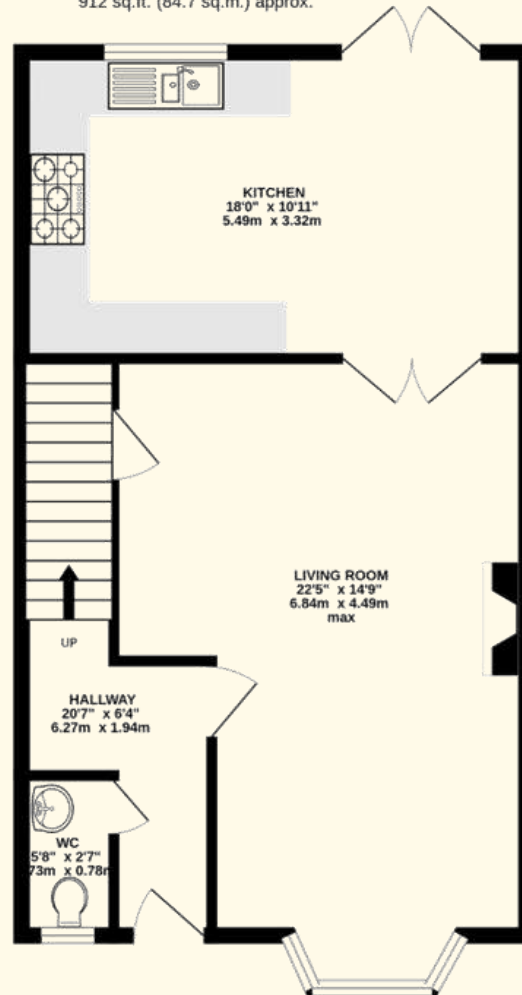
Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



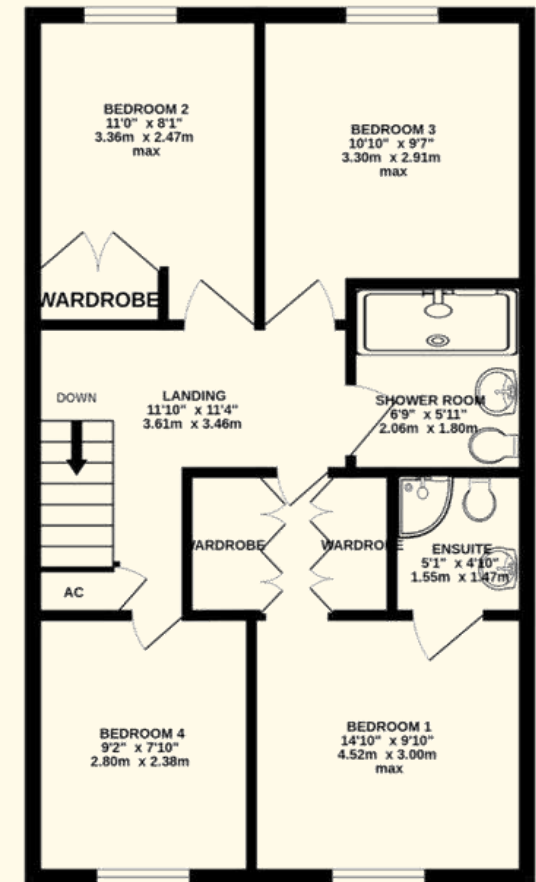
TOTAL FLOOR AREA : 1454 sq.ft. (135.1 sq.m.) approx.

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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GROUND FLOOR
912 sq.ft. (84.7 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.4 sq.m.) approx.



Services:

Mains electricity, water and drainage are connected.
Gas fired central heating.

Agents Notes:

Rights of way?

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band D.

Broadband and Mobile Service

At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit:

<https://checker.ofcom.org.uk>.

Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

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