



Oakbury Drive | Preston | Weymouth | DT3 6JB

**Offers Over £375,000**

BEAUMONT  JONES

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We are delighted to offer this well-presented three bedroom link-detached family home within the sought after location in Preston. The property offers a generous sized rear garden, spacious living/dining room, kitchen/breakfast room, entrance porch, downstairs cloakroom, generous sized single garage, modern bathroom and off road parking.

- Three Bedroom Link-Detached Family Home
- Kitchen/Breakfast Room
- Generous Sized Single Garage & Off Road Parking
- Generous Sized Rear Garden
- Spacious Living/Dining Room
- Sought After Location In Preston

## Full Description

### Accommodation

Entrance to the property is via a front aspect double glazed door leading into a generous sized porch. From here there is a door leading into the garage and another door opening into the hallway. The welcoming hallway has stairs rise to the first floor, a large built-in understairs storage cupboard and doors lead through to the main principal rooms. The cloakroom offers a front aspect window, low level WC and a vanity wash hand basin. The spacious living/dining room has a set of large rear aspect sliding patio doors offering views and



This property would make an ideal family home offering spacious accommodation & generous sized rear garden.



access into the garden, along with a further rear aspect window. There is plenty of space for furniture and a dining table and chairs. The kitchen has a front aspect window and comprises of eye and base level units with work surfaces over, there is a built-in oven with grill and hob.

The first floor offers a spacious and light landing with a side aspect double glazed window, loft access via a hatch and built in airing cupboard housing the gas combi boiler. Further doors lead through to the following rooms. The master bedroom is a generous sized double bedroom offering a rear aspect window with pleasant open views over the garden. There are two built-in double wardrobes and space for further furniture. Bedroom two is a another excellent sized double bedroom offering a front aspect window and plenty of space for furniture. Bedroom three is a compact double/excellent sized single bedroom offering a rear aspect window with views over the garden. The modern family bathroom comprises a bath with a wall mounted shower system over and glass shower screen, concealed cistern WC, wash hand basin with vanity storage under.

#### Outside

The integral garage is larger than average offering an up and over door, rear aspect window & door leading out onto the garden, power and lighting. There is space and plumbing to the rear of the garage for a washing machine. Outside offers a generous sized rear garden which is mainly laid to lawn with a large raised decking area abutting the property. There are planted borders, shrubs and mature trees. The front garden is laid to lawn with planted shrubs providing privacy. The driveway provides off road parking for up to two cars.

#### Location



The property is located within the prestigious location of Preston. 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 which is a short stroll away. There are well-regarded cafes on the beach edge at Overcombe in addition to beautiful walks at the nearby Nature Reserve and Jurassic coastal paths. Well regarded schools are also close by.

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

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

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.

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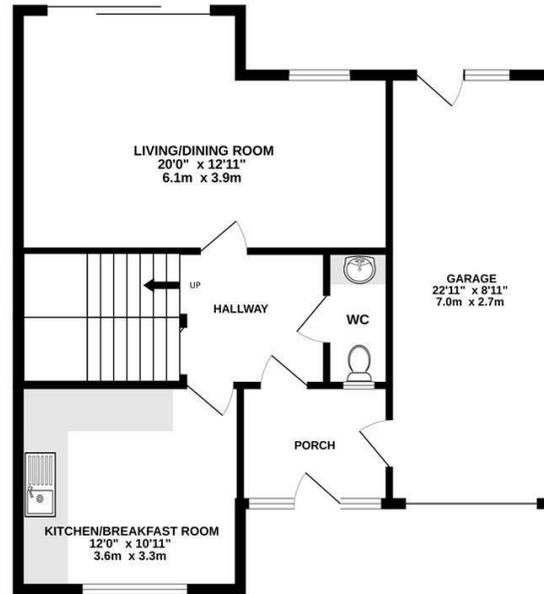
Located in the popular location of Preston, situated close to local amenities and Overcombe beach.



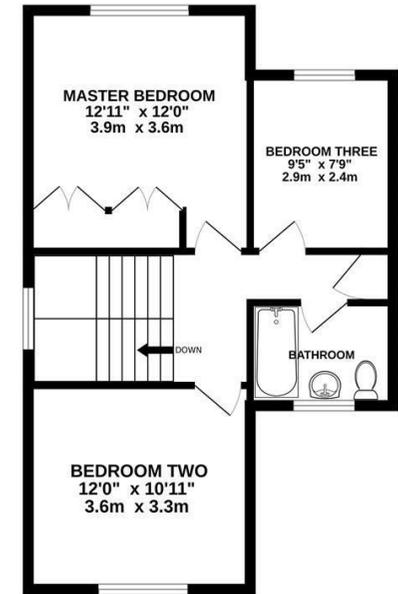


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
758 sq.ft. (70.4 sq.m.) approx.



1ST FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 1265 sq.ft. (117.5 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*

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