

Sutton Park | Preston | Weymouth | DT3 6DA

Offers Over £525,000

BEAUMONT JONES

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Located in a quiet cul-de-sac within the prestigious location of Preston is this spacious four double bedroom detached family residence boasting a double garage, off road parking for two/three vehicles, Westerly-Facing enclosed rear garden and elevated far reaching views over rolling hilltops and out to sea. This perfect family home has an abundance of living space throughout including a spacious entrance porch, living room, dining room, kitchen/breakfast room with a centre island, utility/office, downstairs cloakroom, family bathroom, shower cubicles within two of the bedrooms and a mature front garden. Viewing is highly advised to be appreciated.

- Four Double Bedroom Detached Family Residence
- Double Garage & Off Road Parking For Two/Three Vehicles
- Mature Front Garden
- Utility/Office Plus A Downstairs Cloakroom
- Living Room Opening Into A Dining Room
- Located In A Quiet Cul-de-Sac Within The Prestigious Location Of Preston
- Enclosed Westerly-Facing Rear Garden
- Kitchen/Breakfast Room With A Centre Island
- In Need of Some Internal Modernisation
- Elevated Far Reaching Views Over Rolling Hilltops & Out To Sea

Full Description

Entrance into this wonderful and spacious family residence is via a front aspect double glazed door leading into a generous sized porch with dual aspect double glazed windows and an opening leads through to the hallway with stairs rising to the first floor and doors lead though to the ground floor accommodation. The spacious living room has dual aspect double glazed windows, gas fire and plenty of space for furniture. An opening leads through to the dining room offering space for a large table and chairs, dual aspect double glazed windows, rear aspect double glazed sliding patio doors lead out onto the garden and an opening leads through to the kitchen/breakfast room. Access into the kitchen can also be found from the hall creating a nice







This Spacious four double bedroom detached residence is located within a small quiet cul-de-sac in the prestigious location of Preston.











flow throughout the ground floor. The spacious kitchen has a wide range of eye and base level units with work surfaces over, centre island with breakfast bar seating for two, integral double oven with inset four ring induction hob, space and plumbing for a dishwasher and fridge/freezer, rear aspect double glazed window and an opening leads through to the utility/office. This useful area has base units with a worktop over, space and plumbing for a washing machine, space for a desk to create a home office area, rear aspect sliding patio door leads out onto the garden and a wooden glazed door leads into a lobby with access out to the side garden via a side aspect door and a further door leads into the double garage. Reverting back to the hallway, there is an opening in to an inner hall/storage area with a door leading into the cloakroom boasting a washloo with a concealed cistern, vanity wash hand basin and a side aspect window.

The first floor offers a landing area with loft access via a hatch, built-in airing cupboard and doors lead through to the four double bedrooms and family bathroom. The master bedroom is a generous sized double offering a front aspect double glazed window, built-in double wardrobe, shower cubicle and wash hand basin. Bedroom two is a further generous sized double with a front aspect double glazed window, built-in double wardrobe, shower cubicle and a wash hand basin. Bedroom three is a double with built-in sliding door wardrobes, table top wash hand basin and a rear aspect double glazed window enjoying elevated far reaching views over rolling hilltops and out to sea. Bedroom four is a double with a wash hand basin and a rear aspect double glazed window enjoying elevated far reaching views over rolling hilltops and out to sea. The family bathroom has a modern suite including a panel enclosed bath with a wall mounted mixer shower system over and screen attached, washloo with a concealed cistern combined with a wash hand basin and built-in storage, towel rail heater, built-in storage cupboard and a rear aspect double glazed window.

Outside boasts a Westerly-Facing terraced rear garden laid out into two sections. The top section is laid to hard standing abutting the property and great for various seating areas, steps lead down to the lower section laid to lawn and hard standing with various planed shrubs and trees. Gated side access and a




GOOD KID
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raised pond. The front garden is mature with various planted shrubs, trees and palm trees. Patio area for seating abutting the living room. The block paved driveway provides off road parking for two/three vehicles.

The double garage has two electric roller shutters, side aspect window, rear aspect door leading into the internal lobby, wall mounted gas boiler, power and lighting.

Located on the outskirts of the village in Sutton Poyntz, one of Dorset's most sought-after coastal villages. The centre of the village offers a popular character public house overlooking a charming duck pond. A short walk away is Preston, one of the most sought-after residential areas of Weymouth, well served by local amenities at nearby Chalbury Corner with its delicatessen, pharmacy and doctors' surgery. Heading towards the coastal end of Preston is a local florist, post office and convenience store on the corner of Preston Beach Road. 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.

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

Services: - Gas central heating. Mains 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.

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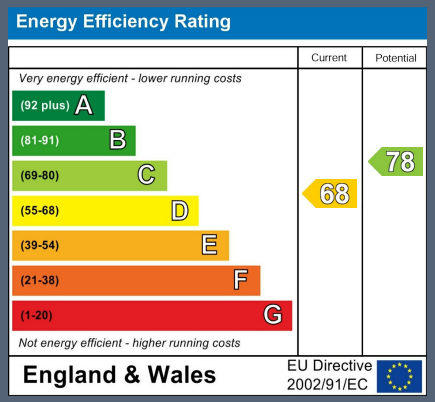
Double Garage and elevated far reaching views over rolling hilltops and out to sea.

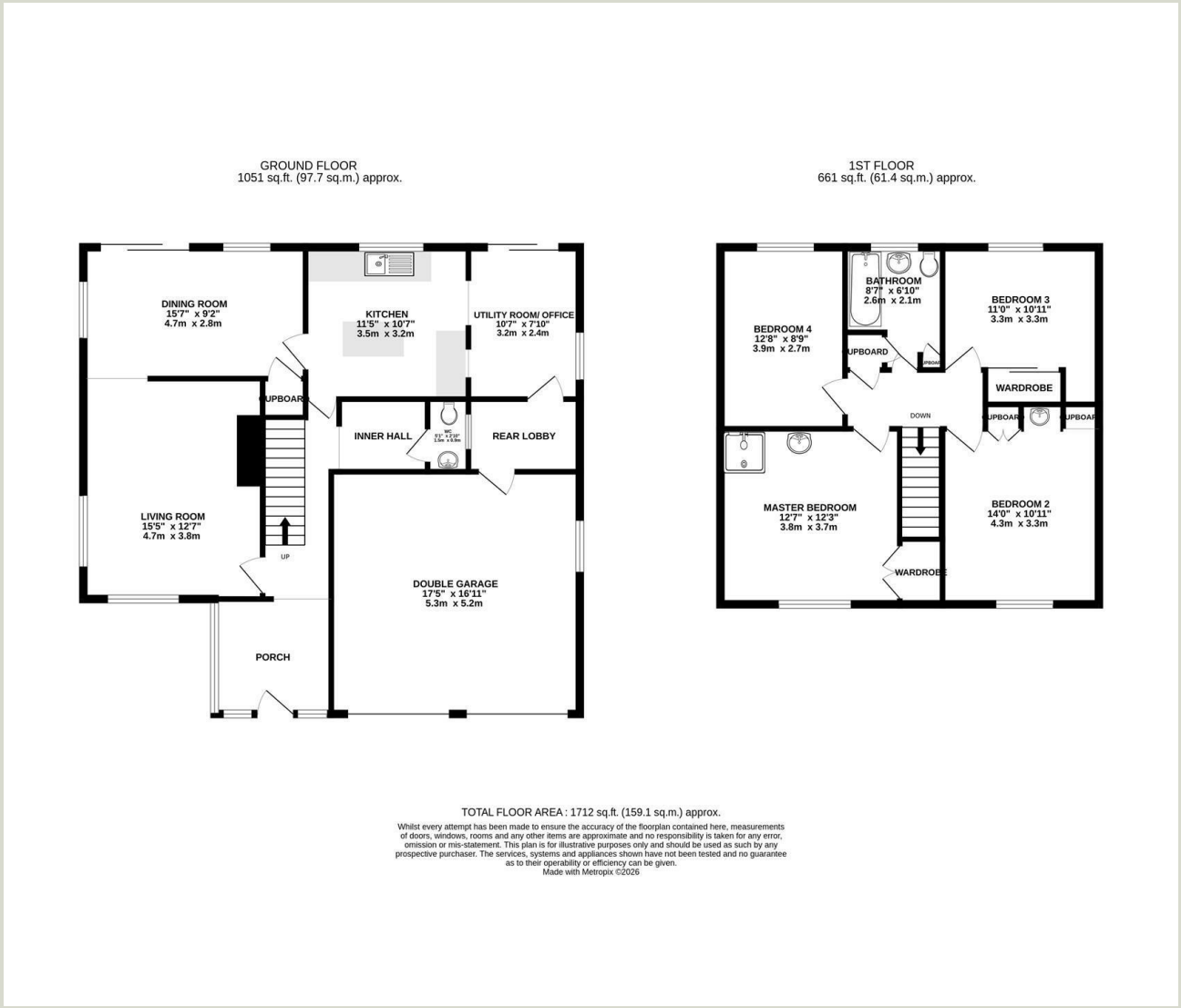












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