



Horyford Close | Preston | Weymouth | DT3 6DJ

Offers Over £360,000

BEAUMONT  JONES

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Set within a peaceful cul-de-sac in Preston is this immaculate three bedroom detached home boasting a South-Westerly facing rear garden, garage and off road parking. Internally the property offers a generous sized living room opening into a dining room, modern style kitchen with integrated appliances, conservatory, downstairs cloakroom and a modern style bathroom. Viewing is a must to be appreciated.

- Immaculate Three Bedroom Detached House
- Peaceful Cul-de-Sac In Preston
- South-Westerly Facing Rear Garden
- Garage & Off Road Parking
- Downstairs Cloakroom
- Conservatory
- Spacious Living Room & Dining Room
- Vendor Suited Room

Full Description

Entrance into this beautifully presented home is via a front aspect double glazed composite door leading into a hall with stairs rising to the first floor and doors lead through to the ground floor accommodation. The cloakroom has a side aspect double glazed window, low level WC and a wall mounted wash hand basin. The spacious living room has overlooks the rear garden with a rear aspect double glazed window with fitted shutters, beautiful gas fire set within a marble hearth and surround, built-in under stairs storage and an opening leads through to the dining room. This area has plenty of space for a dining table and chairs, rear aspect



This immaculate home is located within a peaceful cul-de-sac in the prestigious location of Preston.



double glazed sliding patio doors lead through to the conservatory and a door leads through to the kitchen. The double glazed conservatory is the perfect sun room overlooking the South-Westerly facing garden with dual aspect windows, side aspect patio doors lead out onto the garden, wall lighting, wall mounted radiator and power points. The modern style fitted kitchen comprises a wide range of eye and base level units with wooden worktops, eye level integral double oven with inset four ring gas hob and extractor fan over, integral eye level microwave, integrated appliances including a slimline dishwasher, washing machine, fridge and freezer, front aspect double glazed window with fitted shutters and a side aspect double glazed door.



The first floor offers a landing area with a front aspect double glazed window with fitted shutters enjoying far reaching views over the surrounding area and out to countryside, built-in airing cupboard, loft access via a hatch and doors lead through to the three bedrooms and bathroom. The master bedroom is a generous sized double with a rear aspect double glazed window with fitted shutters, fitted wardrobes and overhead storage. Bedroom two is a further double with a rear aspect double glazed window with fitted shutters, fitted wardrobes and overhead storage. Bedroom three is a single and currently being used as a home office, fitted sliding door wardrobes and dual aspect double glazed windows with fitted shutters enjoying far reaching views over the surrounding area and out to countryside. The modern style bathroom has a suite comprising a panel enclosed bath with a wall mounted shower system over, low level WC, wash hand basin and a front aspect double glazed window with fitted shutters.



Outside offers a landscaped terraced rear garden with a large patio area abutting the property. This South-Westerly





facing enclosed garden has various planted shrubs, Palm Tree, gated side access and a side aspect wooden glazed door leads into the garage. The garage has an up and over door with power and lighting. The front garden is beautifully laid out and laid to lawn with various planted borders and shrubs. There is a driveway providing off road parking for two cars tandem style.

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 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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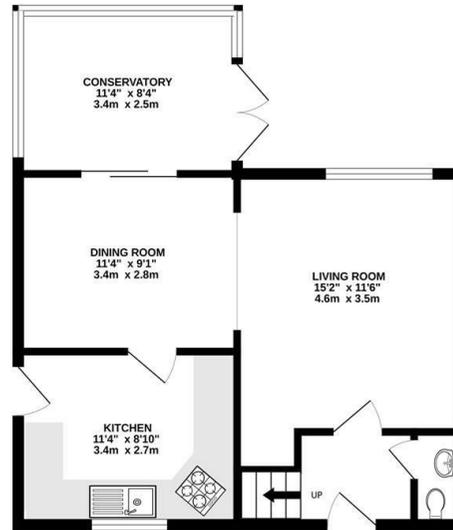
South-Westerly
Facing rear garden,
garage & off road
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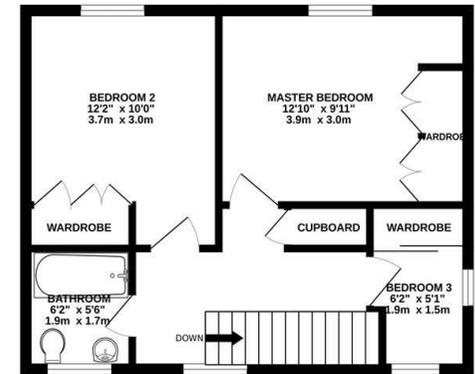


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
504 sq.ft. (46.8 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 923 sq.ft. (85.8 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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