



Chalbury Close | | Weymouth | DT3 6LE

**Offers Over £500,000**

BEAUMONT  JONES

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A beautifully presented detached three bedroom home in the sought after location of Preston, offering spacious and versatile living. Boasting a generous garden perfect for relaxing or entertaining, plus off-road parking and a garage, this charming property is ideal for modern family life.

- Detached Family Home
- En-Suite To Principal Bedroom
- South Facing Rear Garden
- Mature Gardens
- Far Reaching Country Views
- Three Double Bedrooms
- Thoughtfully Extended
- Garage and Off Road Parking
- Planning Permission For Fourth Bedroom and Rear Extension
- Quiet Cul-De-Sac In Sought After Location

**Full Description**  
Accommodation

Entrance to this well proportioned detached family home is via the front door opening into a useful porch area, there is space for storing coats and shoes with a further door into the welcoming hallway. This light entrance hall has a useful storage cupboard, stairs rising to the first floor and there is access into the downstairs accommodation. The sitting room is a generous size, with a large window with a front view and plenty of space for furniture set around the inset electric fireplace. The kitchen/dining/ family room is from the



A well-maintained and beautifully located home offering spacious, adaptable accommodation with lovely views, a generous garden, and the convenience of coastal living just a short walk away.



hallway. This is a well-proportioned room that has been thoughtfully extended, with plenty of space for a table and further comfortable furniture with sliding patio doors leading out onto the rear garden. The kitchen offers a range of modern wall and base units providing ample storage, there is a rear aspect window offering views over the garden. There is space for a range style cooker, washing machine and fridge/freezer along with a built-in dishwasher and tumble dryer. A door opens onto a modern cloakroom with low level WC and hand wash basin. An opening from the kitchen leads to the side lobby with access into the garden along with access to the front of the property.



Returning to the hallway, stairs rise to the spacious and light first floor landing with doors to the remaining accommodation. The Principal bedroom is a lovely sized double bedroom with further inviting window and front aspect over the quiet cul-de-sac and views over to the countryside. The en-suite has a large walk in shower, low level WC and hand wash basin with vanity storage. Bedroom two is a further lovely sized double bedroom with inviting rear aspect window offering far reaching open views. Bedroom three is also a double bedroom with similar attractive rear aspect. The family bathroom is an excellent size and includes a large corner bath, separate shower cubicle, low level WC and wash hand basin.



#### Outside

To the front of the house is a sizeable driveway offering ample off road parking. There are mature shrubs and plantings and short brick wall along the border to provide privacy. There is a garage with up and over door to the front. Side access leads through the vestibule to the rear garden and sizeable patio area abutting the house - the perfect spot for garden furniture. A gravel path leads down the remainder of the garden which is mainly laid to lawn. The garden is well established, with pretty flowers, colourful evergreen shrubs,





water features and several sunny spots to sit. There is also a shed for useful storage.

#### 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, doctors' surgery and bus stops with regular services into Weymouth and beyond. Within easy walking distance of the property are two post offices, convenience stores, a local garden centre, primary school, village hall and hairdresser. 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.  
FTTP.

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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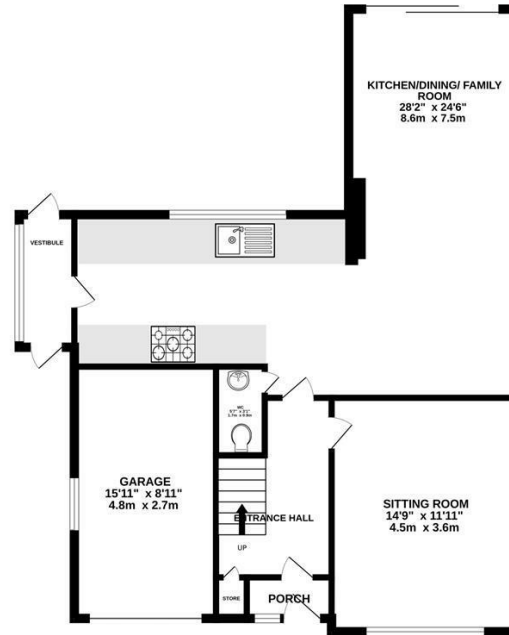
An excellent opportunity for those seeking a forever home in the heart of the most sought after location in Weymouth.



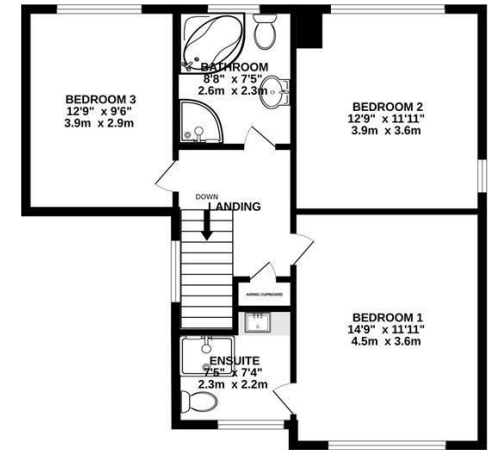


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
892 sq.ft. (82.8 sq.m.) approx.



1ST FLOOR  
641 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 1532 sq.ft. (142.4 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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