Stanier Road

Preston, Weymouth DT3 6PD

- Substantial Detached Family Home set over Three Floors
- Three floors of spacious and versatile accommodation
- Fitted Kitchen & Utility Room
- Double Glazing & Gas Central Heating
- Two Driveways & Garage providing Extensive Off-Road Parking
- Five Generous Bedrooms
- Dual Aspect Lounge & Separate Dining Room
- First Floor Bathroom, En Suite & Ground Floor WC
- Generous Rear Garden with Patio Areas
- No Onward Chain

Asking Price £525,000 Freehold

SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge
17'11" max x 15'3" max

Dining Room
10'10" max x 11'5" max

Kitchen
11'5" max x 11'4" max

Utility Room

Ground Floor WC

FIRST FLOOR

First Floor Landing

Bedroom One
11'1" max x 15'9" max

En Suite Shower Room

Bedroom Two
10'9" x 9'12"

Bedroom Three
11'6" x 10'4"

Bedroom Four
6'11" x 10'1"

Bathroom

SECOND FLOOR

Second Floor Landing

Bedroom Five
13'8" max x 19'7" max

OUTSIDE

Two Driveways

Garage
10'4" x 21'8"

Rear Garden

We are delighted to offer for sale this substantial five-bedroom detached family home occupying a highly sought-after position in Preston, offering spacious and versatile accommodation over three floors, extensive off-road parking, garage and attractive gardens. The property requires modernisation and updating throughout, providing an excellent opportunity for a purchaser to create a superb family home to their own taste and specification. The property is approached via two separate driveways, providing generous off-road parking for multiple vehicles, together with access to the carport and garage.

Internally, a spacious reception hallway provides a welcoming entrance, with stairs leading to the upper floors. The attractive dual-aspect lounge enjoys excellent natural light through double-glazed windows. There is also a separate dining room with a double-glazed window overlooking the front. The kitchen is fitted with a range of base and wall-mounted units with complementary worktop surfaces, space and plumbing for a washing machine, as well as ample space for additional domestic appliances. A large double-glazed window overlooks the rear garden and a useful walk-in storage cupboard houses the gas central heating boiler. The kitchen leads through to a rear lobby and utility area, with further appliance plumbing. Completing the ground floor accommodation is a cloakroom/WC, fitted with a wash hand basin, part-tiled walls and a double-glazed side window.

To the first floor are five bedrooms, providing excellent accommodation for a large or growing family. Bedrooms four and five are positioned to the front and benefit from large double-glazed windows with attractive views over the surrounding area. Bedroom three is a good-sized double bedroom with further pleasant views. The principal bedroom is particularly spacious and benefits from a large double-glazed window providing excellent natural light and attractive views. The room also features a private en-suite, comprising WC, wash hand basin and large walk-in shower cubicle, with complementary tiling, heated towel rail and double-glazed side window.

Stairs continue to the second floor, where a further bedroom/versatile room provides additional

accommodation. This room benefits from double-glazed windows to the front and rear, together with a skylight, enjoying pleasant views and overlooking the rear garden.

Externally, the property continues to impress with its extensive parking provision, garage and generous garden. The side of the property provides access to a raised patio area, with a further patio area beyond. The remainder of the garden is mainly laid to lawn with established borders and offers an excellent space for family enjoyment and outdoor entertaining.

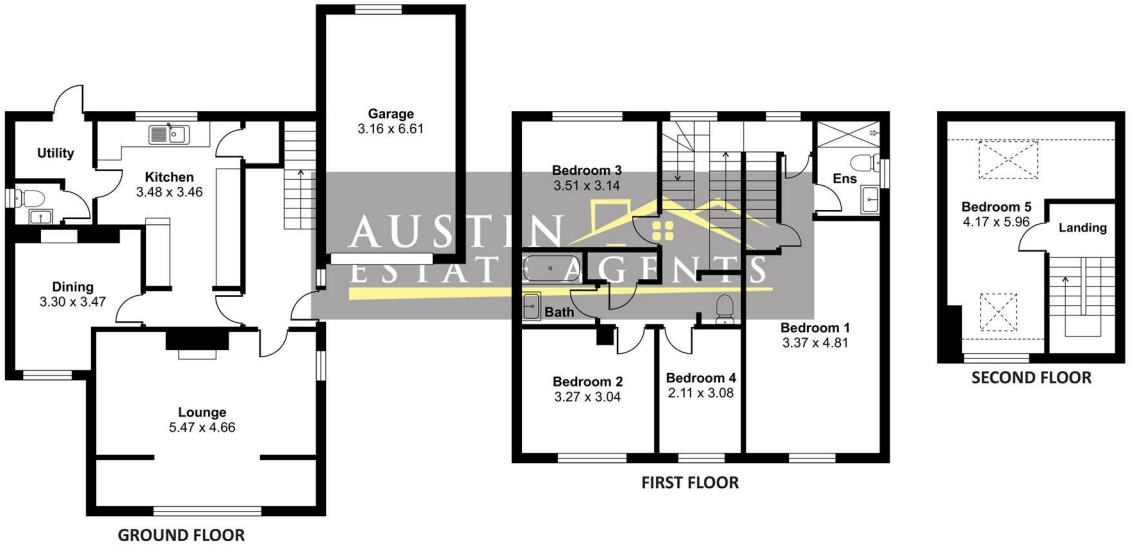
Located in the popular residential area of Preston, the property is within a short drive of Overcombe Beach and close to local shops, amenities including regular bus routes to Weymouth town centre. Wonderful walks can be enjoyed along the Jurassic Coastline as well as surrounding countryside.

For further information or to arrange a viewing, please contact Austin Estate Agents.

Local Authority Dorset Council
Council Tax Band D
EPC Rating D

Stanier Road, Preston, Weymouth, DT3 6PD

Approximate Ground Floor Area = 952.44 sq ft / 89.23 sq m
Approximate First Floor Area = 822.53 sq ft / 77.06 sq m
Approximate Second Floor Area = 265.24 sq ft / 24.85 sq m
Approximate Total Area = 2040.21 ft / 191.14 sq m
For Identification only - Not to Scale



AUSTIN ESTATE AGENTS

These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.

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