



Brackendown Avenue | Preston | Weymouth | DT3 6HY

Offers Over £465,000

BEAUMONT  JONES

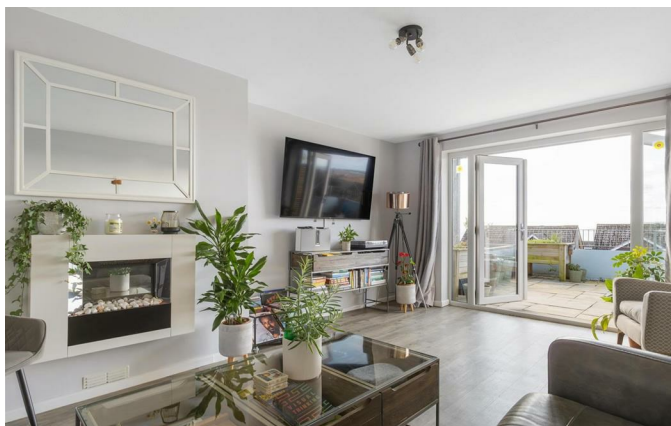
Brackendown Avenue | Preston Weymouth | DT3 6HY Offers Over £465,000

We are delighted to offer an impressive elevated three bedroom semi-detached family home boasting beautiful far reaching sea and Nature Reserve Views within the prestigious location of Preston. The property offers a spacious glass paneled balcony accessed via the master bedroom, spacious living room leading out onto a front elevated veranda offering beautiful views, beautiful kitchen/diner, downstairs cloakroom, modern shower room, generous sized garden, garage and off road parking for up to three vehicles. Viewing is highly recommended to be appreciated.

- Elevated Three Bedroom Semi-Detached Family Home
- Immaculate Throughout
- Generous Sized Rear Garden
- Garage & Off Road Parking For Up To Three Vehicles
- Downstairs Cloakroom & Modern Shower Room
- Impressive Sea & Nature Reserve Views
- Glass Paneled Balcony and Front Elevated Veranda Enjoying Views
- Beautiful Kitchen/Diner
- Located Within The Prestigious Location of Preston

Full Description

This beautiful elevated home is accessed via tiled steps with railings leading up to a beautiful and spacious tiled veranda enjoying sea and Nature Reserve views. Access into the property is via a side aspect double glazed composite door leading into a warm and welcoming hall with stairs rising to the first floor, Karndean flooring runs throughout the ground floor, fitted open storage for coats and shoes and doors lead through to the ground floor accommodation. The cloakroom has a low level WC, vanity wash hand basin and a built-in cupboard with space and plumbing for a washing machine. The spacious living boasts beautiful sea and Nature Reserve



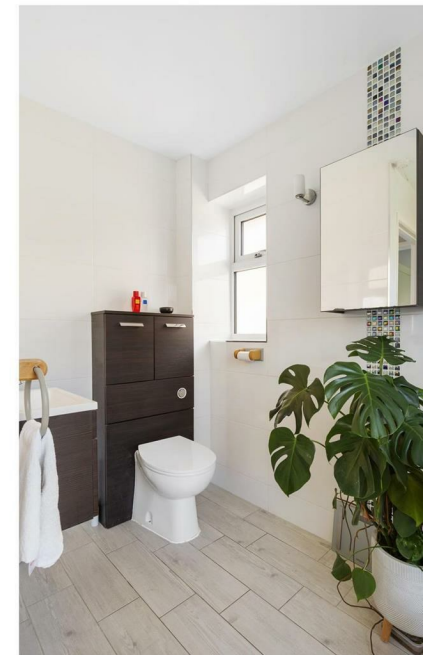
This impressive family home is located within the prestigious location of Preston.



views with a set of front aspect double glazed patio doors leading out onto the veranda, wall mounted contemporary electric fire and an opening leads through to the kitchen/diner. The beautifully designed fitted kitchen offers a range of eye and base level units with work surfaces over, breakfast bar, two eye level integral NEFF ovens with inset induction hob and extractor hood over, integrated dishwasher and wine cooler, space for a fridge/freezer, built-in larder, plenty of space for a dining table and chairs, rear aspect double glazed window and a set of rear aspect double glazed patio doors lead out onto the garden. The ground floor accommodation flows beautifully which creates an open-plan feel whilst still being separated.

The first floor offers a spacious landing boasting a side aspect double glazed window, loft access via a hatch, built-in storage cupboard and doors lead through to the three bedrooms and shower room. The master bedroom is a generous sized double with exposed floorboards and boasting beautiful views with a set of rear aspect double glazed patio doors leading out onto a generous sized glass paneled balcony laid to composite decking, perfect seating area to take in and enjoy the beautiful outlook. Bedroom two is a double offering fitted wardrobes, built-in storage cupboard and a rear aspect double glazed window overlooking the mature rear garden. Bedroom three is a small double offering fitted wall units for storage and a front aspect double glazed window enjoying beautiful views. The modern and contemporary shower room comprises a suite including a double walk-in shower cubicle with a wall mounted mixer shower system, floating vanity wash hand basin, WC with a concealed cistern and built-in storage, wall mounted towel rail heater, tiled walls and flooring and a rear aspect double glazed window.

Outside boasts a generous sized terraced garden mainly laid to lawn and patio with various planted shrubs and trees. From stepping outside there is a patio area abutting the



property with steps leading up to a further patio area and lawn and a path leads up to a large raised patio area with a shed converted into a garden bar, space for a hot tub (this can be negotiated and be included within the sale price). This is the perfect garden for entertaining. Gated side access. The garage has an up and over door with power and lighting. There is off road parking for up to three vehicles and an electric car charging point.

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.

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

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.

Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

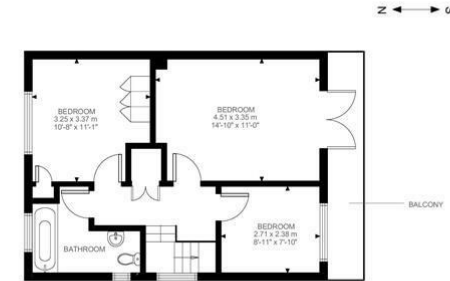


Beautiful Sea & Nature Reserve views.

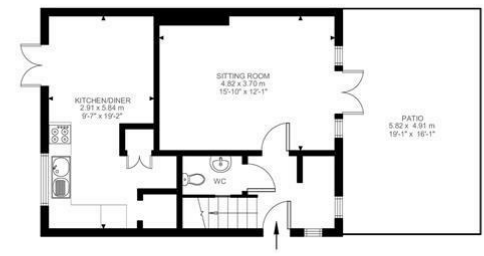




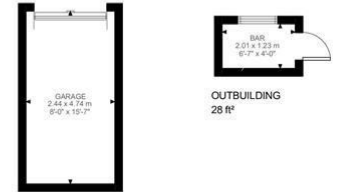
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



First Floor
505 ft²



Ground Floor
497 ft²



Brackendown Avenue, DT3
 Approximate Gross Internal Area
 95.65 SQ.M / 1030 SQ.FT
 (EXCLUDING GARAGE)
 GARAGE: 11.57 SQ.M / 125 SQ.FT
 INCLUSIVE TOTAL AREA 107.22 SQ.M / 1154 SQ.FT

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

We value more than your property

33 St Thomas Street
 Weymouth
 Dorset
 DT4 8EJ
 01305 787434
 sales@beaumontjones.co.uk
 www.beaumontjones.co.uk