



## Moordown Avenue Preston, Weymouth DT3 6HU

- Detached Family Home situated on Corner Plot
  - Spacious Lounge / Dining Room
- First Floor Bathroom & Ground Floor Cloakroom
  - Gardens to the Front, Side & Rear
    - Detached Garage
- Three Bedrooms
  - Modern Fitted Kitchen
- Double Glazing & Gas Central Heating
  - Driveway for Multiple Vehicles
  - Sought-after Preston Location

**£425,000 Freehold**



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

Entrance Hallway

Lounge / Dining Room

11'8" max x 27'1"

Kitchen

9'9" x 9'7"

Ground Floor Cloakroom

### FIRST FLOOR

First Floor Landing

Bedroom One

10'8" x 12'

Bedroom Two

11'7" x 11'9"

Bedroom Three

8'9" x 8'11"

Bathroom

7'9" x 6'5"

### OUTSIDE

Front, Side & Rear Gardens

Driveway & Garage

We are delighted to bring to the market this impressive detached three-bedroom family home, occupying a generous corner plot and situated in a peaceful residential location within the highly sought-after area of Preston. Offering spacious and well-presented accommodation throughout, this wonderful property is ideal for families looking for comfortable living in a desirable coastal location. The property benefits from double glazing, gas central heating, a ground floor cloakroom, modern kitchen, spacious lounge/diner, three bedrooms, family bathroom, attractive gardens, driveway parking, and garage.

An entrance door leads into a welcoming reception hallway with wooden stairs ascending to the first floor and doors to the lounge, kitchen and cloakroom. The ground floor cloakroom is fitted with a low-level WC, wash hand basin, and double-glazed window. The spacious lounge/diner enjoys an abundance of natural light from a large double-glazed front window and double-glazed patio doors to the rear, overlooking and providing access to the enclosed rear garden. This fantastic living space offers an inviting and airy feel, perfect for both relaxing and entertaining. The modern kitchen is fitted with a range of matching wall and base units with colour co-ordinated work surfaces, together with a double-glazed window and door overlooking the rear garden.

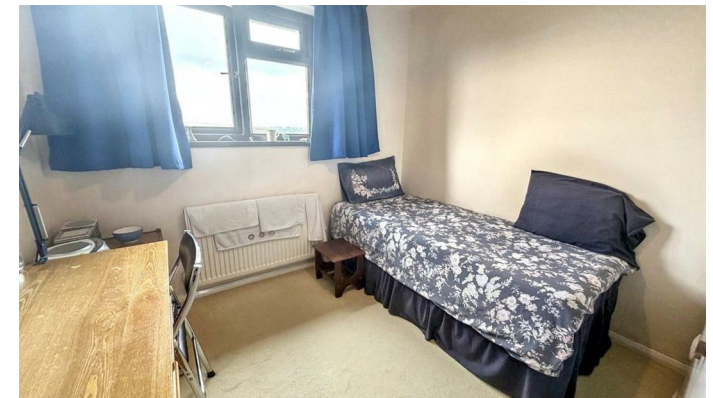
To the first floor, the landing provides access to the loft space and all principal rooms. Bedroom One is situated to the front of the property and benefits from a double-glazed window with attractive open views. Bedroom Two enjoys a rear aspect with a double-glazed window overlooking the garden. Bedroom Three is positioned to the front of the

property with a double-glazed window. The family bathroom is fitted with a modern suite comprising a low-level WC, pedestal wash hand basin, panelled bath with shower attachment over, and double-glazed rear window.

Externally, the property occupies a generous corner plot with beautifully maintained front, side, and rear gardens. The front garden is mainly laid to lawn with mature plants and shrubs, while a driveway provides off-road parking and leads to the garage with up-and-over door. The side garden is also well maintained with established borders and gated access to the rear garden. The enclosed rear garden offers a patio seating area with the remainder laid to lawn, making it an ideal outdoor space for families and entertaining.

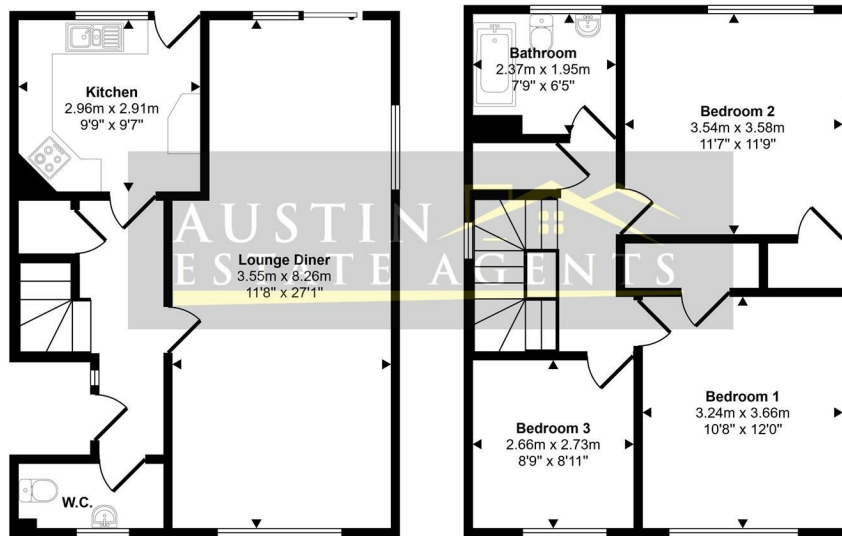
The property is conveniently situated close to local shops and amenities, all within a short car journey. Delightful walks across the nearby nature reserve lead directly to Lodmoor Country Park. The promenade and beach at Overcombe have been enjoyed by the current owners on many an occasion and are within a comfortable walking distance.

Early viewing is highly recommended to appreciate the accommodation and location this superb family home has to offer.



Local Authority **Dorset Council**  
Council Tax Band **D**  
EPC Rating

Approx Gross Internal Area  
98 sq m / 1057 sq ft



Ground Floor  
Approx 48 sq m / 516 sq ft

First Floor  
Approx 50 sq m / 541 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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