



Brackendown Avenue | Preston | Weymouth | DT3 6HX

**£675,000**

BEAUMONT  JONES

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We are delighted to offer this elevated four double bedroom detached family home with beautiful far reaching sea views within the prestigious location of Preston. The property boasts a spacious lounge/diner with parquet flooring, kitchen, utility room, downstairs cloakroom, four double bedrooms with one having direct access onto the balcony, family bathroom, generous sized rear garden backing onto open fields, garage and driveway for three/four vehicles in tandem. Offered with no forward chain and offering great scope for modernising/extending STPP. Viewing is highly recommended to be fully appreciated.

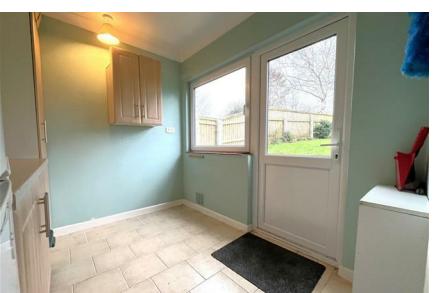
- Spacious Four Double Bedroom Detached Family Home
- Substantial Front and Rear Gardens Backing onto Fields
- Prestigious Location In Preston
- Beautiful Far Reaching Views out to Sea and Over Nature Reserve
- Great Scope for Extensions STPP
- Offered with No Forward Chain

### Full Description

Entrance into this perfect family home is via the double glazed front door leading into the welcoming hallway offering, front aspect double glazed window, storage cupboard with sliding doors, understairs cupboard, wall mounted radiator, internal window, stairs rising to the first floor and doors lead through to the principle rooms. The large lounge/diner is a beautifully light and airy room with dual aspect double glazed windows as well as double glazed double doors opening onto the rear garden, Parquet flooring, stunning sea views and a wall mounted radiator. The kitchen is a great size offering a range of eye and base level units with work surface over, space and plumbing for a washing machine, dishwasher and space for an oven with fitted



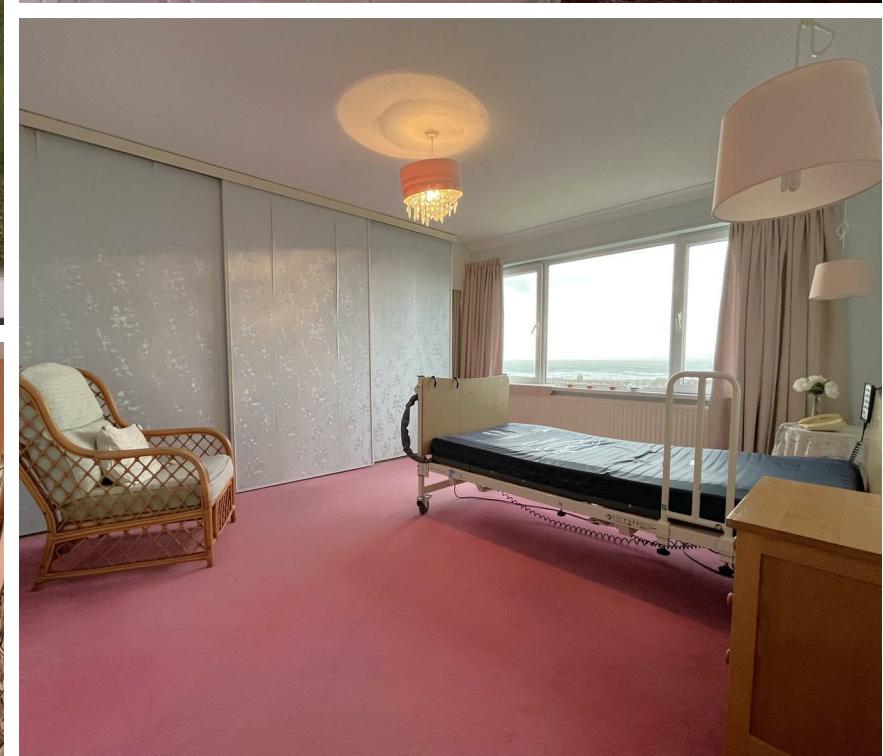
Generously sized property set upon a large plot with great scope to modernise and extend STPP.



extractor fan over, internal window, door opening into the utility room and a rear aspect double glazed window overlooking the rear garden. The utility offers base level units, storage cupboard, space for a fridge freezer, rear aspect double glazed window and a double glazed door opening onto the rear garden. Returning to the hallway the cloakroom offers a low level WC and a wash hand basin.

The first floor offers a landing area with a front aspect double glazed window with views out to sea, loft access via a hatch, built in airing cupboard housing immersion heater and doors lead through to the four double bedrooms and family bathroom. Bedroom one is a generous sized double offering a front aspect double glazed window with views out to sea, wall mounted radiator, built in wardrobes with sliding doors and plenty of space for further bedroom furniture. Bedroom two is a double with a rear aspect double glazed window overlooking the rear garden out to fields and a wall mounted radiator. Bedroom three is a further double offering a rear aspect double glazed window with a similar out look as bedroom two and a wall mounted radiator. Bedroom four is a good sized double offering a front aspect double glazed tilt and turn sliding door opening onto the balcony, double glazed window and wall mounted radiator. The balcony has iron balustrades, offering ample space for a table and chairs to enjoy the beautiful views out to sea and over the nature reserve. The family bathroom comprises of a panel enclosed bath, walk in shower with wall mounted mixer shower, low level WC, wash hand basin, wall mounted towel rail heater, part tiled walls and a rear aspect double glazed opaque window.

Outside offers an enclosed large rear garden separated into different sections to enjoy the sun at different times of the day and has gated side access. There is a patio area abutting the property leading onto a further raised patio area offering ample space for a table and chairs and access to the laid to lawn area. The raised lawned area is a great space with planted shrubs and trees. Between the hedge row there is a path leading to a further large garden area which is laid to lawn with planted shrubs bordering and backs onto open fields. The front garden offers a lawned area and a driveway providing off road parking for up to 3/4 vehicles in tandem. This area sweeps around to the side of



the property which is the perfect space for an extension to the existing house or an additional dwelling/annexe STPP. The garage has an up and over door with power and lighting.

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 E.

Services: - Gas central heating. Mains electric & drainage.

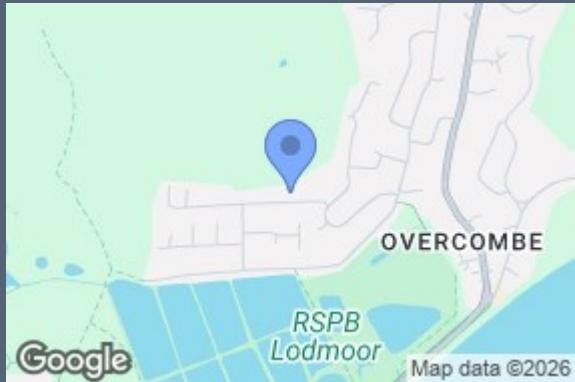
EPC TO FOLLOW

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.



Highly sought after location with stunning views out to sea and over the nature reserve.



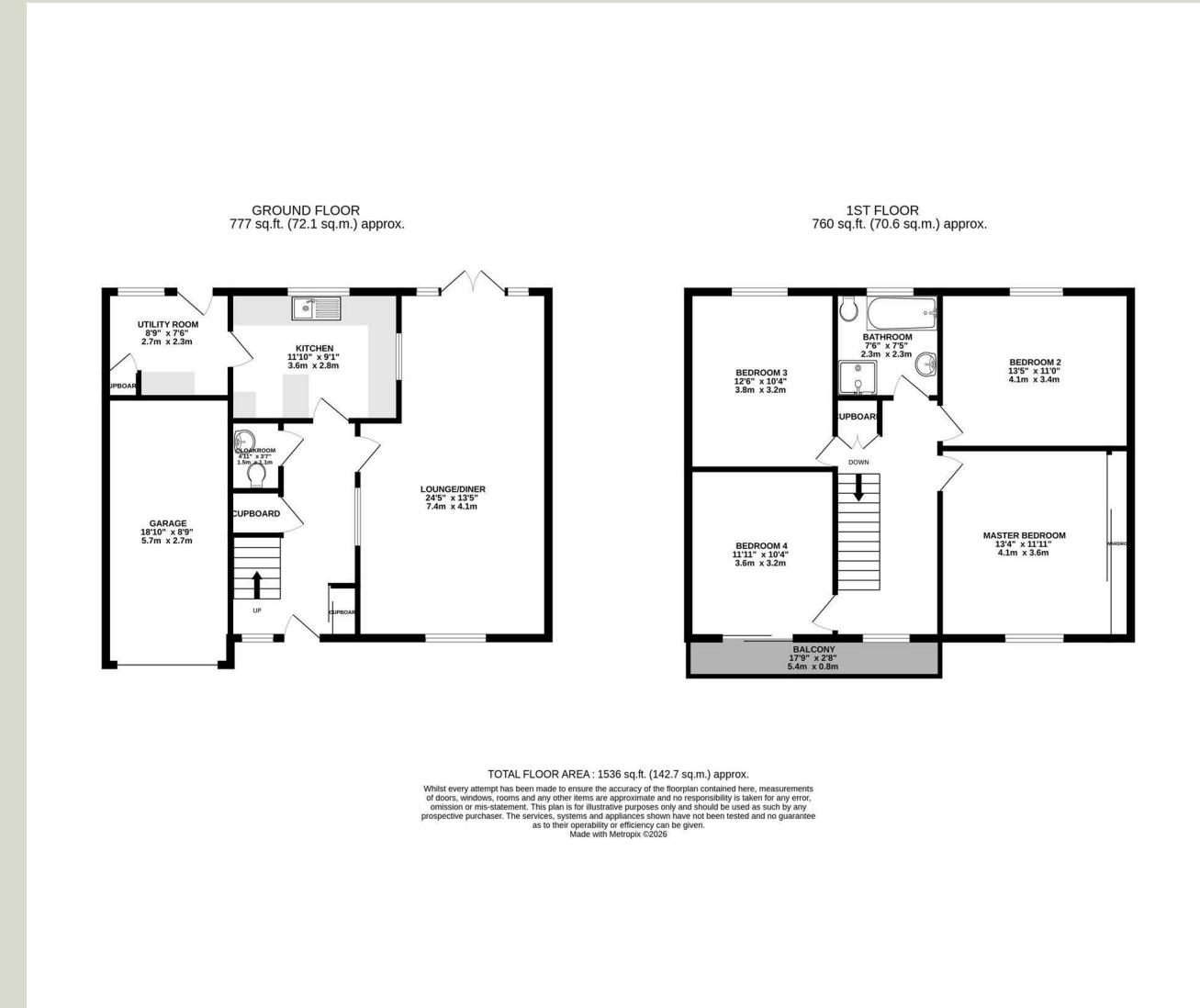
## Energy Efficiency Rating

A horizontal bar chart showing energy efficiency ratings from A (most efficient) to G (least efficient). The ratings are color-coded: A (dark green), B (medium green), C (light green), D (yellow), E (orange), F (red-orange), and G (red). Each rating is accompanied by a numerical range in parentheses. The chart is divided into two sections: 'Very energy efficient - lower running costs' (A-G) and 'Not energy efficient - higher running costs' (F-G). The 'EU Directive 2002/91/EC' logo is in the bottom right corner.

| Rating | Range (%) | Notes                                       |
|--------|-----------|---|
| A      | (92 plus) | Very energy efficient - lower running costs |
| B      | (81-91)   |   |
| C      | (69-80)   |   |
| D      | (55-68)   |   |
| E      | (39-54)   |   |
| F      | (21-38)   | Not energy efficient - higher running costs |
| G      | (1-20)    |   |

EU Directive 2002/91/EC

*We value more than your property*



33 St Thomas Street  
Weymouth  
Dorset  
DT4 8EJ

01305 787434

www.ontimes.co.uk

sales@beaumontjones.co.uk  
www.beaumontjones.co.uk