



## Wainwright Close

Preston, Weymouth DT3 6NS

- Traditional family detached home in idyllic location
- Attractive lounge leading to conservatory overlooking garden
- Master bedroom with dressing room and ensuite shower room
  - Own driveway for three cars to front
  - Seasonal sea views and lovely countryside views
- Four bedrooms with scope for further ground floor bedroom
- Downstairs shower / cloakroom plus upstairs shower room and bathroom
  - Dining Room and utility room leading to full length garage
- Secluded generous lawned garden with patio and attractive courtyard area
- Outstanding, rarely available quiet location in Preston

**Price £650,000 Freehold**



### Front of property

There are low resin bound steps with sensor lighting leading to the front door.

### Hallway

Front door leading to hallway, oak stripped flooring, radiator, coving, cloaks cupboard with light and hanging space, under stair storage cupboard.

### Sitting Room

Double aspect room, two radiators, oak stripped flooring, feature fireplace with gas fire fitted in late 2024, brick surround and granite hearth, glass display shelving, built in desk unit with drawers and display cabinets, coving, windows towards conservatory, double doors leading to;

### Conservatory

Lovely room with semi circular windows providing garden views, radiator, spotlighting, door to garden, Stone feature wall.

### Kitchen

Fitted with a range of eye and base level unit, one and a half stainless steel sink unit, mixer tap, 4 ring gas hob, 3 speed extractor fan, AEG double oven, space for fridge, radiator, tiling, rear window with garden view, door to garden,

### Downstairs shower / cloakroom

Fully enclosed shower unit, tiled walls, low level WC, wash hand basin with inset vanity unit, radiator, small circular window,

### **Dining Room**

Stair to dining room, rear aspect room, radiator, dado rail, coving, parquet look flooring, radiator, door to;

### **Utility Room**

Front aspect room, stainless steel sink unit, space for washing machine, dishwasher and tumble dryer, part tiled walls, cupboards housing gas, electric meters and fuse box, door to garage.

### **Turning Stairway to first floor**

Landing area, radiator.

### **Master Bedroom**

Rear aspect room, seasonal sea views to Weymouth Bay and Portland, countryside views, fitted suite of dressing table and two chest of drawers, column radiator, arch leading to;

### **Dressing Room**

Comprehensive range of wall to wall fitted wardrobes providing extensive storage and hanging space, shoe drawer unit, radiator, front aspect window.

### **Ensuite shower room**

Fully enclosed shower unit, wash hand basin with mixer tap, with cupboard beneath, low level WC, towel rail, light and shaver point, front aspect window.

### **Bedroom Two**

Rear aspect room, countryside views, radiator, fitted wardrobe with sliding mirrored door.

### **Bedroom Three**

Rear aspect room, countryside views, radiator, step and door to;

### **Bedroom Four**

Double aspect room, wash hand basin, radiator, access to partially boarded loft with light.

### **Family Bathroom**

Suite comprising panel enclosed bath, shower attachment, low level WC, pedestal wash hand basin, mainly tiled walls, airing cupboard housing lagged hot water cylinder, shaver point, extractor fan.

### **Front of Property**

There is a spacious driveway to the front providing parking for three vehicles. leading to the garage.

### **Full length garage**

The garage has an up and over door, inspection pit, shelving, wood rafters, rear window and rear door to garden.

### **Undercroft**

12 x 9

Access via secure door to the side of property, with a spacious dry storage room, perfect for furniture and appliances. Housing Potterton boiler.

### **Rear garden**

Wide secluded., private garden, with generous lawn, mature borders, walled secret courtyard patio garden with brick built BBQ, patio, raised resin bound patio with low steps, steel railing, 2 timber sheds, tap, lighting, vegetable patch, pedestrian side access. There are lovely rear countryside views and seasonal sea views.







Local Authority Weymouth & Portland Borough Council  
Council Tax Band F  
EPC Rating C



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 inaccuracy. The floorplan is for guidance purposes only and is not to scale. No warranties are given as to its accuracy and no liability is accepted for any loss or damage arising from its use. Made with Metropix 2008

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