



Brackendown Avenue



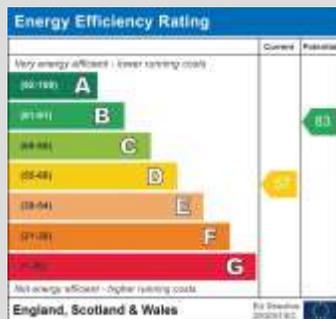


## 22 Brackendown Avenue Preston Weymouth DT3 6HX

TRULY STUNNING VIEWS FROM AN INDIVIDUAL  
DETACHED HOME

- Outstanding Views Across The Nature Reserve, Weymouth Bay & The Isle Of Portland
  - 'Upside Down' Arrangement
    - 3 Double Bedrooms
- Generous Living Space With A Kitchen/Dining Room, Large Living Room & Study
- Superb Terrace From Which The Views Are On Full Display
  - Garage & Driveway (ref: 864575)

**£425,000**



### The Property

Situated in an elevated and sought after road within Preston, Brackendown Avenue, this individual detached home offers spacious accommodation and truly stunning views across the nature reserve, the sea and Isle of Portland.

The home is arranged in an 'upside down' layout and was built by the current owners in order to maximise the views on offer. As such, to the ground floor are 3 double bedrooms and a family bathroom which features a corner bath, hand wash basin and w/c. There is also a separate 'shower room' with shower cubicle. The side porch features a useful utility area along with providing access to both the front and rear of the home.

Upstairs, to the rear is a kitchen/dining room overlooking the rear garden. The kitchen offers a good range of both wall and base units under worktops with space and connection for freestanding domestic appliances. The generous living room is set at the front of the property and offers space for ample living furniture. Double doors from the room open onto a superb terrace from which the stunning, panoramic views across Weymouth Bay are on full display. There is also a study and w/c to the first floor.

### The Outside

To the front of the property is a driveway providing off road parking for several vehicles and also leading to the generous garage. There is a small front garden with a colourful array of planting and small shrubs. To the rear is a charming garden, predominantly laid to lawn with several planted shrubs and small trees.

### The Location

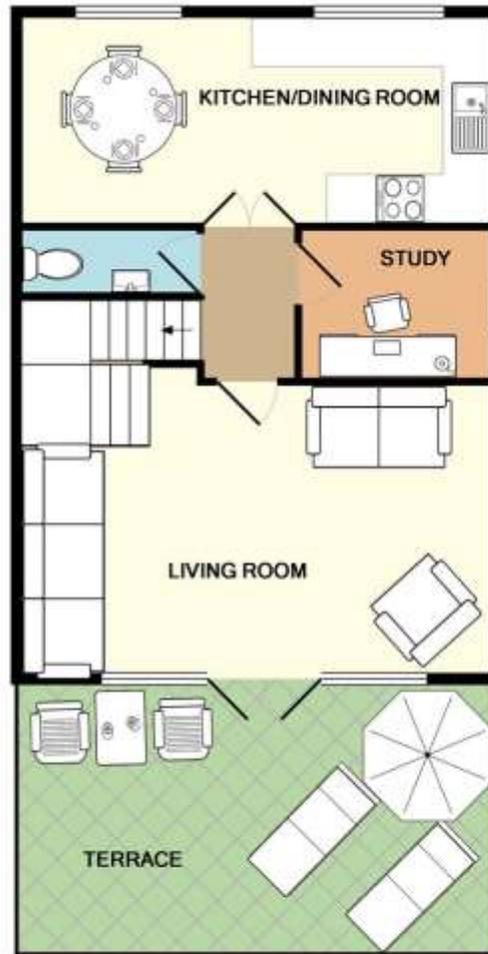
Preston provides all amenities for day-to-day needs on your doorstep, with 2 convenience stores, a delicatessen, hairdressers, chemists and doctors surgery all easily accessible. There are also 2 further public houses, the Lookout café, Café Oasis and a Harvester meaning you will never be stuck for options for an evening out. There is a regular bus service into Weymouth and train stations in Weymouth Town Centre and Upwey provide main line rail links to London Waterloo.

Venturing into the seaside town of Weymouth is highly recommended. Famed for its 3 mile stretch of golden sands which have been acknowledged in 2017 by TripAdvisor as the best beach in the UK - reason enough to pay a visit, notwithstanding the bustling high street with a range of independent and high street retailers and the historic Harbour side with its array of public houses and bistros ideally positioned and ever popular with local residents and tourists alike for enjoying a glass of wine or meal on a summers evening.





GROUND FLOOR



1ST FLOOR

This Floor Plan is for guidance only and is NOT to SCALE  
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**The Measurements**

<b>Bedroom 1</b>	4.27m (14') x 3.28m (10'9)
<b>Bedroom 2</b>	3.53m (11'7) x 3.3m (10'10)
<b>Bedroom 3</b>	3.3m (10'10) x 2.69m (8'10)
<b>Bathroom</b>	2.16m (7'1) x 1.75m (5'9) Max
<b>Living Room</b>	6.12m (20'1) x 3.68m (12'1) NT 9'8
<b>Study</b>	2.49m (8'2) x 1.93m (6'4)
<b>Kitchen/Dining Room</b>	6.12m (20'1) x 2.67m (8'9)
<b>Garage</b>	6.2m (20'4) x 2.69m (8'10) (7' door)

**PLEASE NOTE:**

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

Details prepared by Gareth Jones

**PRESTON**

Chalbury Corner  
Preston, Dorset, DT3 6LA

t: 01305 832021

e: preston@goadsby.com

