



Instinct Guides You



## Moorcombe Drive, Weymouth, DT3 6NP £450,000

- Four Bedrooms
- Moorcombe Drive
- Detached Garage
- Ample Off Road Parking
- Conservatory
- Spacious Accommodation
- Kitchen/Breakfast Room
- Ensuite Guest Room



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A well proportioned four bedroom detached bungalow with a generous layout, situated within a quiet residential position. in a cul-de-sac location just off Coombe Valley Road in Preston, offering a detached garage, driveway parking and a private rear garden. The property benefits from versatile accommodation including multiple reception areas, a sun room and a conservatory off the lounge, creating a home well suited to both everyday living and entertaining. Located within easy reach of many amenities along Preston Road including a doctors surgery, a variety of shops and bus route to Weymouth & Dorchester.

Stepping inside, a central hallway provides access to the majority of the accommodation and immediately gives a sense of the space on offer. To the front of the property, the lounge is a particularly generous room, filled with natural light from large windows and centred around a feature fireplace. This room flows through to a conservatory positioned to the rear, providing an additional seating area that enjoys views over the garden and a pleasant connection to the outside space.

The dining room sits centrally within the home, linking the main living areas and creating a natural flow through to the sun room, which offers a further bright and relaxing space overlooking the garden. The kitchen is well laid out with a range of fitted units and ample work surface, with access through to the adjoining utility room. From here there is access to a WC, adding further practicality to the home.

There are four bedrooms in total, all of comfortable proportions. Bedrooms one and two are positioned to the front, both benefitting from good natural light. Bedroom three is located off the hallway, whilst bedroom four is accessed from the sun room, creating a more private area of the home and benefitting from its own w/c being ideal as a guest room.

The family bathroom is fitted with a suite comprising bath, fitted shower cubicle, wash hand basin and WC, serving the remaining bedrooms.

Externally, the rear garden offers a private and enclosed space with a combination of patio and planted areas, ideal for outdoor seating and enjoyment. To the front, there is ample driveway parking leading to a detached garage, providing additional storage and practicality.

This property presents a rare opportunity to acquire a spacious bungalow with flexible accommodation in a desirable Weymouth location, ideal for a range of buyers seeking single level living with generous proportions.

**Lounge 19'8" x 15'5" (6.0 x 4.7)**

**Dining room 10'2" x 9'10" (3.1 x 3.0)**

**Conservatory 16'0" x 9'6" (4.9 x 2.9 )**

**Kitchen 16'8" x 8'10" (5.1 x 2.7)**

**Sun Room 9'6" x 7'2" (2.9 x 2.2)**

**Bedroom One 13'9" x 9'10" (4.2 x 3.0)**

**Bedroom Two 13'9" x 9'2" (4.2 x 2.8)**

**Bedroom Three 9'10" x 9'2" (3 x 2.8)**

**Guest Bedroom With W/C 12'5" x 7'10" (3.8 x 2.4)**

**Utility Room 8'2" x 8'2" (2.5 x 2.5)**

**Detached Garage 20'0" x 13'5" (6.1 x 4.1)**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	