



Instinct Guides You



## Maunsell Avenue, Preston, Weymouth £475,000

- Immaculate Detached House
- Two Reception Rooms
- Garage & Driveway
- Some Countryside Views
- Cul-De-Sac
- Preston
- Spacious Modern Kitchen
- Attractive Gardens



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Situated in a sought-after and peaceful cul-de-sac within the popular Preston area, this immaculate three-bedroom detached home offers flexible living accommodation and open views of the surrounding countryside. With a modern spacious fitted kitchen, two reception rooms, garage, and driveway, this property is ideal for anyone seeking comfort, space, and convenience.

Upon entering, a welcoming porch adds a layer of practicality, opening into a spacious hallway that features an eye-catching partial glass staircase with useful under-stairs storage. The lounge is located at the front of the property and enjoys a bright, dual-aspect layout, creating a relaxing and inviting atmosphere. A second reception room, currently used as a snug, offers versatility and could serve equally well as a formal dining room or home office.

The spacious kitchen/diner is well-equipped with a stylish range of modern units, integrated appliances, and room for additional white goods—making it perfect for entertaining or everyday family life. A convenient downstairs cloakroom completes the ground floor.

Upstairs, the home boasts three bedrooms and a contemporary family bathroom. Both principal bedrooms are generously proportioned and benefit from fitted wardrobes, with the front bedroom enjoying elevated views of the countryside. The third bedroom offers flexibility as a small single, nursery, or dedicated home office. The bathroom is tastefully finished with a white suite comprising a bath with shower over, WC, and vanity unit, all complemented by decorative tiling.

Externally, the rear garden is designed for low maintenance, featuring a generous patio leading to a lawned area with a fishpond and garden shed. Gated side access connects to the front, where the garage can also be accessed. The front garden is attractively landscaped with palms and lawn, enhancing the property's kerb appeal, and the driveway provides ample off road parking.



## Room Dimensions

Living Room 21'7" x 11'6" (6.6 x 3.51)

Snug/Dining Room 12'2" x 8'11" (3.71 x 2.74)


Kitchen 14'4" x 8'5" (4.39 x 2.59)

Bedroom One 13'8" x 11'1" (4.19 x 3.4)

Bedroom Two 12'2" x 10'2" (3.71 x 3.1)

Bedroom Three/Study 7'6" x 6'3" (2.31 x 1.91)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>71</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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