



Instinct Guides You



Maple Close, Preston, Weymouth £335,000

- No Onward Chain
- Garage & Driveway Parking
- South-Westerly Rear Garden
- Two Double Bedrooms
- Two Reception Rooms
- Attractive Cul-de-sac Position
- Close To Country Walks
- Level Walk To A Range Of Amenities



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TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW situated in a QUIET CUL-DE-SAC, offered for sale with NO ONWARD CHAIN. Benefitting from a SOUTH WESTERLY FACING REAR GARDEN, GARAGE, DRIVEWAY PARKING and a CONSERVATORY, this well-maintained home occupies a fantastic plot set in a peaceful residential setting.

A resin pathway leads through the attractive front garden to the entrance hall, which provides access to all principal rooms. Positioned to the front of the property are two well-proportioned double bedrooms, both enjoying pleasant outlooks over the front garden and views of the green-capped hills in the distance, giving a wonderful sense of space.

The kitchen is fitted with a range of modern white cabinetry with ample work surface space and overlooks the side of the property, with convenient side access. Adjacent is a separate dining room, offering an ideal space for family meals or entertaining, with a door leading into the hallway and a window overlooking the rear garden.

The generous living room enjoys plenty of natural light and provides ample space for seating. Sliding patio doors open directly into the conservatory, creating an additional reception area that enjoys views of the garden and offers an excellent place to relax throughout the year.

Completing the accommodation is a contemporary shower room fitted with a walk-in shower, wash hand basin and WC, all set against modern decorative tiling.

Outside, the enclosed rear garden enjoys a desirable south westerly aspect and is predominantly laid to lawn with mature shrubs, established borders and a shed. To the front, the property benefits from driveway parking leading to a detached garage, together with landscaped gardens and an accessible pathway to the entrance.

Offered with no onward chain, this attractive bungalow presents an excellent opportunity for those seeking single-storey living in a quiet cul-de-sac location, with amenities and beautiful walks within close proximity.

Kitchen 14'6" x 7'1" (4.43 x 2.16)

Dining Room 10'4" x 8'11" (3.15 x 2.74)

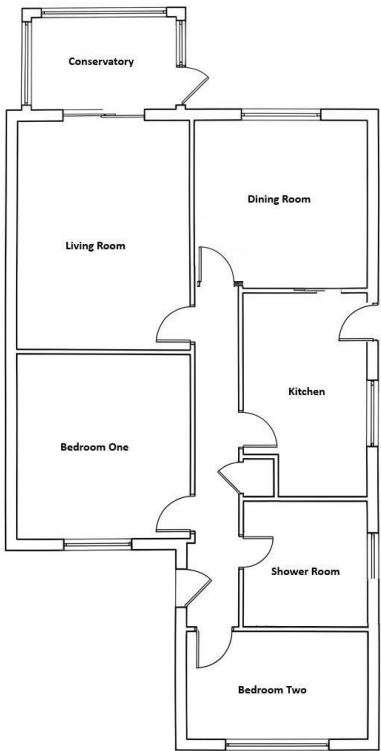
Living Room 14'11" x 11'1" (4.56 x 3.40)

Conservatory 8'0" x 7'3" (2.46 x 2.21)

Shower Room 6'4" x 5'4" (1.95 x 1.64)

Bedroom One 11'5" x 10'7" (3.48 x 3.25)

Bedroom Two 11'10" x 8'10" (3.63 x 2.71)



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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.