



Instinct Guides You



## White Horse Drive, Preston, Weymouth £415,000

- No Onward Chain
- Substantial Accommodation Over Three Floors
- Garage & Driveway Parking
- Large Open Plan Kitchen/Dining Room
- Mature Westerly Aspect Garden
- Bathroom & Two En-suites
- Preston, Weymouth
- Close To Bus Route, Public House & Amenities



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd  
15 Westham Rd.  
DT4 8NS

T 01305 775500  
E sales@wilsontominey.co.uk  
W www.wilsontominey.co.uk



This detached three-storey family home lies in the sought-after area of Preston. The property offers generous accommodation, including a welcoming sitting room, spacious kitchen/dining room, FOUR bedrooms—TWO WITH EN-SUITES facilities—a family bathroom, and a ground floor CLOAKROOM.

On entering, the hallway provides access to all ground floor rooms, including a CLOAKROOM, and features useful under-stair storage. The dual-aspect sitting room is bright and welcoming, with laminate flooring and a central coal-effect gas fireplace. The kitchen/dining room is well equipped with white units, tiled splashbacks, and integrated appliances including a dishwasher, fridge-freezer, double oven, and gas hob. Double doors open directly onto the rear garden, creating a seamless indoor-outdoor flow.

Stairs lead to the first floor, where bedrooms two and three are both doubles. Bedroom two benefits from an en-suite shower room and fitted cupboard, while the family bathroom is fully tiled and fitted with a panel-enclosed bath. Bedroom four is a generous single room that offers excellent versatility as a home office or study. A storage cupboard completes the first floor perfectly.

Bedroom occupies the entirety of the second floor. The room is substantial in size and enjoys a pleasant dual aspect, the rear skylight enjoys brilliant far reaching views of the surrounding area as far as the sea and the Isle Of Portland. It benefits a modern bathroom en-suite and large storage cupboard.

Outside the garden enjoys a sunny westerly aspect bordered by mature trees. Practical storage can be found below the patio and driveway runs up the road.



**Kitchen/Dining Room 18'6" max x 16'1" max (5.65 max x 4.91 max )**

**Sitting Room 16'3" x 10'10" (4.96 x 3.32)**

**Cloakroom 5'3" x 2'9" (1.61 x 0.84)**

**Bedroom One 21'2" max x 10'11" max (6.47 max x 3.35 max )**

**Bedroom One En-suite 8'9" max x 6'11" (2.67 max x 2.13)**

**Bedroom Two 13'4" x 10'11" (4.08 x 3.35)**

**Bedroom Two En-suite 6'11" x 4'5" (2.13 x 1.36)**

**Bedroom Three 11'9" max x 10'11" (3.60 max x 3.33)**

**Bedroom Four 9'10" x 7'1" (3.02 x 2.16)**

**Bathroom 7'0" x 6'1" (2.14 x 1.87)**



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	83

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	

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.