



Instinct Guides You



## Horyford Close, Preston, Weymouth £360,000

- Preston
- Cul-De-Sac Location
- Garage & Driveway
- Two Reception Rooms
- Conservatory
- Westerly Garden



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Set within a quiet residential position in Horyford Close, this well presented three bedroom detached home offers well balanced accommodation, a generous kitchen and dining arrangement, a conservatory opening onto a landscaped westerly rear garden, driveway parking and garage to the front. The property is ideally located for access to local amenities, schools and transport links, while remaining within easy reach of Weymouth town centre and surrounding countryside.

The accommodation is entered via a hallway with stairs rising to the first floor and a useful ground floor cloakroom. The living room is a bright and comfortable space positioned to the rear, featuring a large window and a central feature fireplace which creates a natural focal point. The dining room is situated separately to the rear of the property and offers ample space for a family dining table, with access through to the conservatory which overlooks the rear garden and provides an additional reception area suitable for a variety of uses.

The kitchen is fitted with a comprehensive range of base and eye level units with generous work surfaces and some integrated appliances, along with space for further appliances and a pleasant outlook to the front.

To the first floor, there are three bedrooms. The principal bedroom is a well proportioned double with fitted wardrobes, while the second bedroom is another comfortable double also benefitting from built in storage. The third bedroom is a single room which could equally serve as a study or home office. The family bathroom is fitted with a bath with shower over, wash hand basin and WC.

Externally, the rear garden has been thoughtfully arranged with patio areas and raised planting beds, creating an attractive and low maintenance outdoor space with a good degree of privacy. To the front, the property benefits from driveway parking and an established frontage, completing this appealing home in a popular Weymouth location.



## Room Dimensions

Lounge 15'1" max x 11'5" (4.6 max x 3.5)

Dining Room 11'1" x 9'2" (3.4 x 2.8)

Conservatory 11'1" x 8'2" (3.4 x 2.5)

Bedroom One 12'9" x 9'10" (3.9 x 3.0)

Bedroom Two 12'1" x 9'10" (3.7 x 3.0)

Bedroom Three 6'10" max x 6'2" (2.1 max x 1.9)



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	71

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	

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