Hazel Drive

Weymouth

Offers Over £395,000

PARKERS

PROPERTY CONSULTANTS & VALUERS

Tucked away in the cul-de-sac of Hazel Drive, this lovely bungalow presents an ideal opportunity for anyone seeking a comfortable, single-level home. Accommodation comprises two generous double bedrooms, alongside a versatile single room that could easily serve as a dining area, home office, or guest bedroom. A kitchen, a good-sized living room and a family bathroom. This well-equipped property further benefits a glazed front porch, a conservatory, a garage with off-street parking and a beautifully sunlit westerly garden. EPC rating is D.

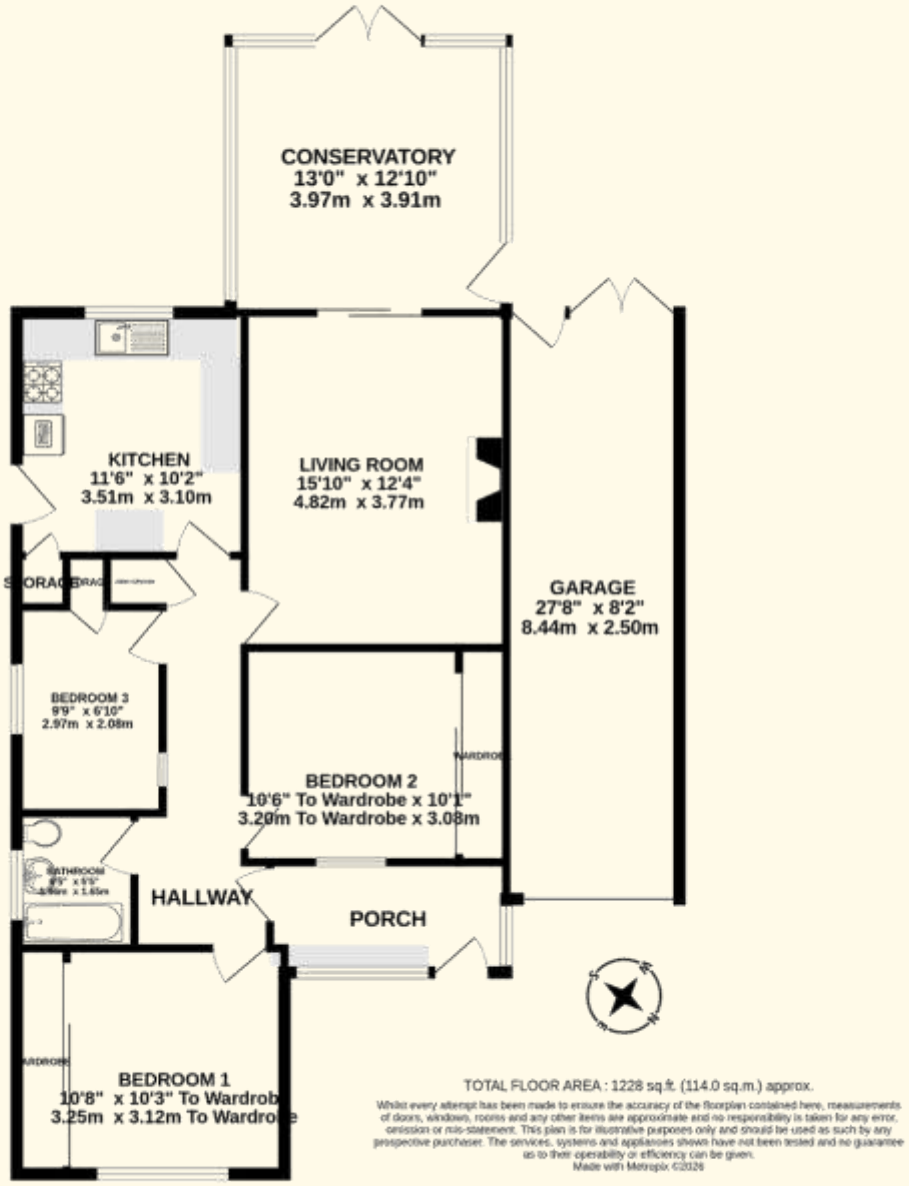
Hazel drive is an ideal location, situated in Preston, a highly popular suburb of Weymouth, found along the Jurassic Coast. Known for its scenic coastal views and nearby countryside walks, it offers a mix of sandy beaches and rugged cliffs, making it a favoured spot for both visitors and locals. The area is home to Bowleaze Cove, a picturesque beach well-loved for its range of water sports activities. Preston is just a short distance from the Lodmoor Nature Reserve and offers a number of amenities, including a pharmacy, the Chalbury Food and Wine store, two public houses, a local church, a primary school, a well-used village hall and a doctors' surgery. Weymouth, located just beyond Preston, is a vibrant seaside town renowned for its award-winning beach, historic harbour and welcoming holiday atmosphere.

The property greets you with a good-sized, paved driveway accessed via a widened drop curb, offering easy access to the garage and a shingled area that provides plenty of space for parking.

As you approach the bungalow, a part-glazed door opens into a good-sized porch that provides an ideal spot for removing shoes and coats while a second door leads into a hallway, and offers access to all the main rooms. Two of the bedrooms are filled with natural light and are generous doubles, each featuring built-in double wardrobes with mirrored sliding doors. There is also an additional versatile room that could serve as a third bedroom, office, or hobby room. All three rooms are conveniently located near the bathroom, which comprises a white suite and a panelled bath, finished with fully tiled walls.
Continuing down the hallway, the kitchen is thoughtfully fitted with an eye-level double oven, a gas hob with extractor hood, and a practical range of units with worksurface over, providing ample space for essential appliances. A good-sized window allows plenty of natural light into the room, and a second door provides access to the rear garden.
Adjacent to the kitchen is the living room, a generous space filled with natural light from glazed sliding doors that open into the conservatory. The good-sized conservatory really enhances the living space featuring radiators, enhancing year-round use. The space is bright and airy and is perfect for relaxing or entertaining while enjoying views of the garden, accessible via either the double doors to the rear, or a second door that provides side access.

Externally, the westerly-facing, lawned garden is a true highlight. Level and private, it is bathed in afternoon sun, with the patio area abutting the home providing a perfect spot for outdoor dining or simply enjoying the greenery. Mature shrubs and high fencing offer both privacy and charm, while side access ensures practicality and ease.

GROUND FLOOR
1228 sq.ft. (114.0 sq.m.) approx.



Broadband and Mobile Service:
At the time of the listing, standard and superfast broadband are available.

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

For up-to-date information please visit https://checker.ofcom.org.uk

Flood Risk:
Enquire for up-to-date details or check the website for the most current rating.

https://check-long-term-flood-risk.service.gov.uk/risk#

Services:
Mains electricity, water and drainage are connected.
Gas central heating.

Local Authorities:
Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Council tax band is D

Stamp duty:
Stamp duty is likely to be payable on this property dependent upon your circumstance.
Please visit the below website to check this.
https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.