



2 Charles Dean Walk, Chickerell, Weymouth, Dorset

An impressive three double bedroom modern semi detached house enjoying far reaching countryside views and south facing garden in a highly sought after close in Chickerell village.

Guide Price
£420,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

2 Charles Dean Walk, Chickerell, Weymouth, Dorset, DT3 4FG

- Impressive modern three double bedroom house
- Stunning open country views across to Hardy's Monument
 - Attractive sitting room and conservatory
 - Contemporary fitted kitchen/dining room
 - En-suite shower room and family bathroom
 - South facing enclosed rear garden
 - Parking and garage

Viewing strictly by appointment
Symonds & Sampson
01305 251154





A beautifully presented three bedroom house enviably situated in a highly sought after close, enjoying stunning and far reaching views over open countryside to Hardy's Monument.

Built by highly regarded builders, CG Fry & Son in 2015, the property has the benefit of the remaining 10 year NHBC warranty and is presented in first class order throughout.

The accommodation is extremely spacious and arranged over two floors. On the ground floor, a welcoming hallway leads to cloakroom and delightful double aspect sitting room. Far reaching country views are enjoyed to the front with patio doors at the rear, opening into a UPVC double glazed conservatory with door opening to the rear garden. The open plan kitchen/dining room is a particular feature, comprehensively fitted with an extensive range of contemporary wall and floor cupboards and worksurfaces. There is a built in double electric oven, gas hob and extractor hood, integrated dishwasher, fridge and freezer

unit. Attractive tiled floors throughout compliment the room. Beyond is a useful utility room with access to the rear garden.

On the first floor are three double bedrooms with the master bedroom having the benefit of an en-suite shower room. There is a spacious and well appointed family bathroom with bath and shower attachment and attractive tiled surrounds.

Outside there is an enclosed rear garden enjoying the benefit of a south facing aspect. Immediately adjoining the rear is a paved patio, leading onto easily maintained gardens stocked with small shrubs. Pedestrian side access leads onto a tarmac driveway along side off road parking belonging to the property and leading to a garage with power and light and personal door side door into the garden. Electrically operated garage door.



Situation

Chickerell lies on the outskirts of the popular coastal town of Weymouth and close to the World Heritage Jurassic Coastline which includes the famous Chesil Beach which stretches along the coast to Lyme Regis.

Chickerell itself is much sought after particularly with families and young professionals with the area boasting a vibrant and active community as a wide range of amenities and facilities including both primary and secondary schools, a general store with Post Office, village hall, chemist, two public houses, a restaurant and leisure centre with Gymnasium and 3G sports pitches.

The nearby coastline has a network of footpaths which provide the opportunity to enjoy good coastal walks and breath-taking views along the Fleet Lagoon.

Weymouth town centre can be found within 3 miles and provides a wider range of shopping facilities, eateries, as

well as a the sandy beach, picturesque inner harbour and a main line rail station providing links to London Waterloo and Bristol Temple Meads.

Services

Mains drainage, electricity, gas and water.
Gas fired central heating system.

Local Authority
Dorset Council
Council Tax Band: D
EPC: B

Directions

From Dorchester proceed southbound on the A354 to Weymouth. Follow the signs to Weymouth and on reaching the Manor roundabout proceed straight over onto Weymouth Way. At the Chafeys Roundabout take the third exit, follow this road and take the exit at the next roundabout onto Hampshire Road. At the traffic lights turn right onto Chickerell Road. At the mini roundabout, take the 2nd exit towards Bridport and 2nd right into Courage Way. Charles Dean Walk is on your left hand side.

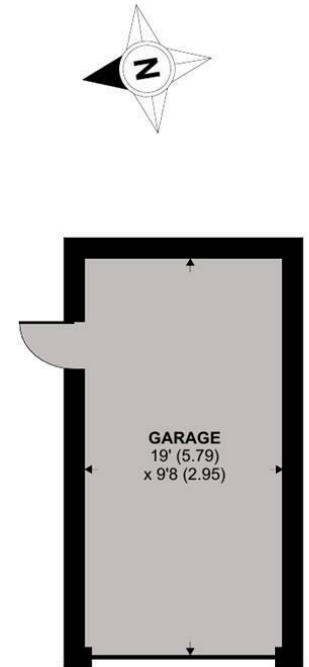
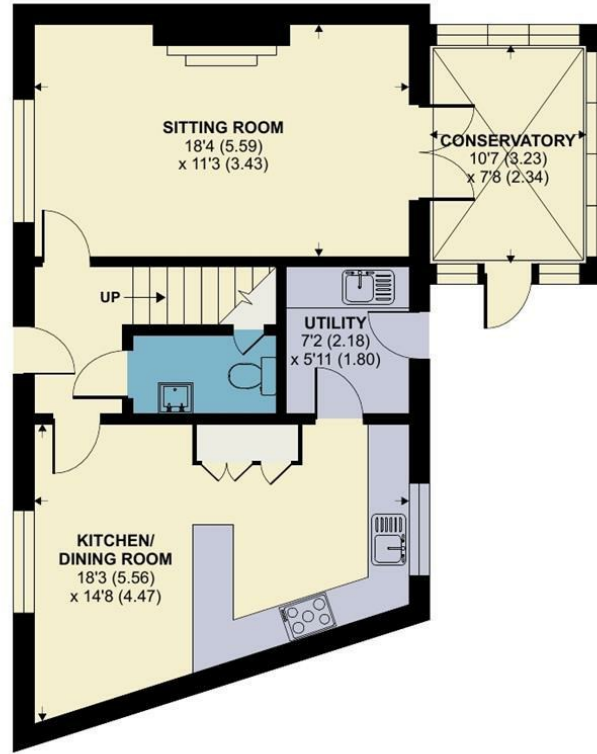
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

DW/Poundbury/12/04/04 rev

Charles Dean Walk, Chickerell, Weymouth

Approximate Area = 1237 sq ft / 114.9 sq m
Garage = 183 sq ft / 17 sq m
Total = 1420 sq ft / 131.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2023. Produced for Symonds & Sampson. REF: 1054953



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