

Symonds
& Sampson



2 Boardman Fields

Chickerell, Weymouth, Dorset

2 Boardman

Chickerell
Weymouth
Dorset DT3 4BA

Beautifully presented four bedroom detached home on exclusive private development of 9 brand new properties at Boardman Fields in Chickerell, within easy reach of the Fleet and Jurassic coast.



- Exclusive development of 9 brand new detached homes
 - Private cul-de-sac at Chickerell
 - Luxury shaker style kitchen/dining/family room
 - Coloured UPVC windows
- Gas fired central heating with underfloor heating to ground floor
- Landscaped garden with patio and lawned gardens
 - Garage and driveway
 - 10 year Build-Zone Warranty
 - House build complete

Guide Price £525,000

Freehold

Poundbury Sales
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THE PROPERTY

Boardman Fields is an exclusive development containing three detached houses situated in a select cul-de-sac location at Chickerell, Weymouth. 2 Boardman Fields is the show home and as you would expect is beautifully presented with a host of contemporary features.

The purchase includes carpets to the sitting room and bedrooms. Tiled hallway and bathrooms. Luxury Amtico Spacia oak effect flooring to the kitchen. Gas-fired underfloor heating to the ground floor.

THE ACCOMMODATION

A welcoming tiled entrance hallway has a downstairs cloakroom and stairs leading to the first floor with understairs cupboard. A spacious double-aspect sitting room has large patio doors opening out to a sun terrace with a westerly-facing aspect. The kitchen/dining/family room is a particular feature and perfect for modern living with an abundance of natural light from a double aspect with matching patio doors opening to the rear garden. The kitchen is beautifully presented, installed by Kitchen Elegance of Poole with an extensive range of Shaker style wall and floor cupboards with stone worktops and central island. The kitchen comes complete with fitted appliances comprising a double electric combination Neff oven, electric hob, integrated dishwasher and fridge/freezer. Attractive Amtico flooring runs throughout the room and into a separate utility room housing the gas-fired boiler.

On the first floor, a spacious landing has access to loft space and a

contemporary fitted family bathroom. There are four double bedrooms with the main bedroom having the benefit of built-in wardrobes and an en-suite shower room. The rear bedroom enjoys far-reaching views including distant sea views of Chesil beach.

OUTSIDE

The gardens have been carefully landscaped with lawned gardens to both the front and rear. The rear garden enjoys a favoured westerly facing aspect with an Indian Sandstone paved sun terrace with steps leading onto enclosed lawned gardens. A paved path at the rear leads to the garage with personal rear door, power and light. To the front of the garage is a gravelled drive for off road parking.

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 with the area boasting a vibrant and active community and 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 and Budmouth community sports centre with 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 the sandy beach, picturesque inner harbour and a main

line rail station providing links to London Waterloo and Bristol Temple Meads.

DIRECTIONS

What3words///from.tastings.lamplight

SERVICES

Mains gas, electric and drainage. Gas fired underfloor heating to the ground floor. Radiators to the first floor.

Broadband: We are informed that there are Ultrafast speeds in the area.

Mobile Phone: Network coverage is reported to be good indoors and out (Information from <https://www.ofcom.org.uk>)

Local Authority: Dorset Council Tel 01305 251010

Council Tax: New Build rate not available yet

EPC: New build Sap rating to be updated

MATERIAL INFORMATION

Warranty: 10 year Build-Zone Warranty

Security: Fitted with intruder alarm

ROOM MEASUREMENTS

Living Room - 3760mm x 6440mm

Kitchen/Dining/Family Room - 4270mm x 8265mm

Utility Room - 1500mm x 2010mm

Bedroom 1 - 3495mm x 3630mm

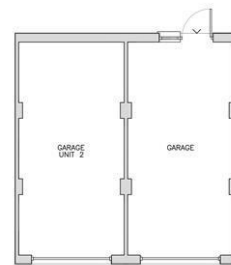
Bedroom 2 - 2970mm x 3760mm

Bedroom 3 - 2810mm x 2770mm

Bedroom 4 - 2720mm x 2633mm

Garage - 3000mm x 5055mm





UNIT 2

Poundbury/DW/14.10.24rev



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