



Elliott Way | Chickerell | Weymouth | DT3 4FQ

Guide Price £350,000

BEAUMONT  JONES

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We are delighted to offer this beautifully presented three double bedroom family home within the popular location of Chickerell. The accommodation comprises of a generous sized living room, large kitchen/diner with integrated appliances, cloakroom, en-suite to master bedroom, family bathroom, landscaped rear garden, garage and allocated parking. Viewing is highly recommended.

- Three Double Bedroom Family Home
- Beautifully Presented Throughout
- Large Kitchen/Diner with Integrated Appliances
- Generous Sized Living Room
- Landscaped Rear Garden
- En-Suite to Master Bedroom Plus Family Bathroom & Cloakroom
- Garage & Allocated Parking
- Great School Catchment
- Chickerell Location
- Built in 2018

Full Description

Entrance into this beautiful family home is via a front aspect double glazed composite door leading into a welcoming hallway with stairs rising to the first floor, built in under stair storage cupboard, Karndean flooring and a wall mounted radiator. Doors off the hallway lead through to the main principle rooms. The cloakroom is spacious offering a side aspect window, low level WC, wash hand basin, wall mounted radiator, tiled floor and part tiled walls. The generous sized living room has an abundance of space with a front aspect window with fitted shutters, gas fire inset into a beautiful marble heath and surround and a wall mounted radiator. The beautiful kitchen/diner is the hub of the house offering a wide range of eye and base level units with work



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surfaces over, double integral electric oven with inset five ring gas burner and extractor hood over, integrated appliances including a washing machine, dishwasher and fridge freezer. Fitted kitchen wall unit houses the gas combi boiler, wall mounted radiator, ample of space for a large dining table and chairs, tiled floor, two rear aspect windows with fitted blinds and a rear aspect double glazed composite door leading out onto the beautiful landscaped garden.

The first floor offers a generous sized landing area with two built in cupboards, one of which has a wall mounted heater, loft access via a hatch, side aspect window and a wall mounted radiator. Doors off the landing lead through to three good sized double bedrooms and the main family bathroom. Bedroom one has a front aspect window with fitted shutters, wall mounted radiator and a door leads through to the shower en-suite. The en-suite comprises of a shower cubicle with a wall mounted mixer shower system, low level WC, wall mounted wash hand basin, wall mounted towel rail heater and part tiled walls. Bedroom two has a rear aspect window with fitted blinds and a wall mounted radiator. Bedroom three has a rear aspect window with fitted blinds and a wall mounted radiator. The main family bathroom offers a P-Shaped panel enclosed bath with a wall mounted mixer shower system over, low level WC, wall mounted wash hand basin, part tiled walls, wall mounted towel rail heater, wall mounted cabinet for storage and a front aspect window.

Outside offers a beautiful fence enclosed garden which has been beautifully landscaped with a range of planted and raised borders, various shrubs and trees. There is a patio area abutting the property for al fresco dining, lawned area and a path leads to the gated rear access leading out onto the garage and parking. There is a water supply and external power points within the garden.

Garage: The garage is located to the rear of the property offering an up and over door, storage up in the eaves, power and lighting. The garage has it's own power supply and can be used to charge an electric car. There is also broadband installed.

Parking: There is allocated parking for one car to the rear of the



property.

Agents Note: There is a yearly community service charge of £205.00 for 2025.

Location: Located in the heart of the ever-popular family location of Grey's Field, the property is situated within the catchment area of well regarded primary and secondary schools. Chickereil itself has a local shop, two public houses, a restaurant, chemist, and post office. Nearby supermarket and industry shopping units include fast food and coffee shop units. There are lots of scenic coastal walks and links to the Southwest Coast path. A short drive away is Weymouth, a Georgian seaside resort with award winning sandy beach and town centre with a good range of high street names and quirky boutiques in the adjacent lanes as well as pubs, restaurants and cafes.

Rating Authority: - Dorset (West Dorset) Council. Council Tax Band D. Services: - Gas central heating, mains electric & drainage.

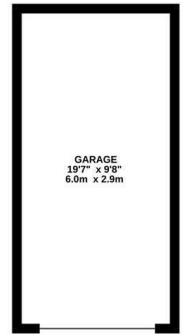
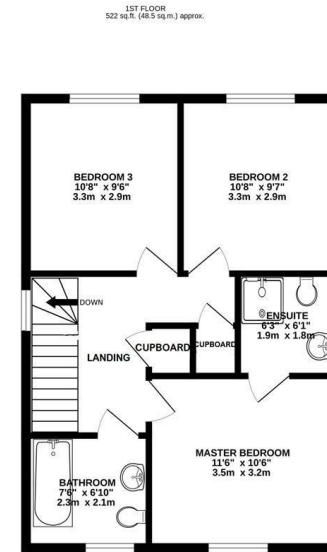
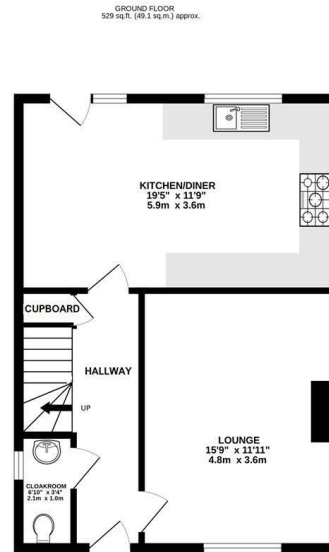
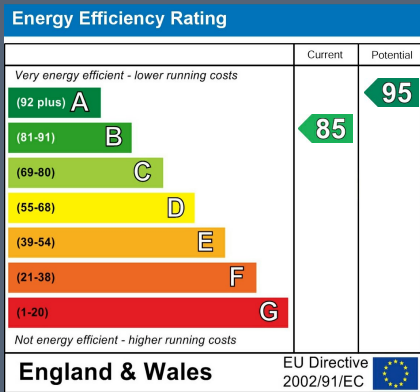
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Great School
Catchment.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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