



## Plot 46

Constable Crescent | Chickerell | Weymouth | DT3 4GS

**£600,000**

BEAUMONT  JONES



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OPEN DAY - FESTIVAL OF HOUSING SATURDAY 17TH MAY 11AM - 3PM

Welcome to Plot 46 Constable Crescent, a BRAND NEW brick built executive four bedroom detached family residence within the popular Chesil Reach Development in Chickerell. Built by CG FRY this wonderful family home boasts a double garage, off road parking, spacious kitchen/diner, utility room, formal dining room, formal dining area/snug, generous sized living room, spacious and welcoming hall, downstairs cloakroom, en-suite to master bedroom, family bathroom and a large enclosed rear garden.

- Brand New Executive Four Bedroom • Double Garage & Off Road Parking Detached Family Residence
- The Popular Chesil Reach Development In Chickerell
- 10 Year New Build Warranty with NHQB
- Spacious Kitchen/Diner & Utility Room
- Formal Dining Room/Snug
- Downstairs Cloakroom, En-Suite to Master Bedroom & Family Bathroom
- Large Enclosed Rear Garden

## Full Description

Welcome to Plot 46, a brand new brick built four bedroom executive detached family residence offering a spacious welcoming hall with stairs rising to the first floor, cloakroom and a built in under stairs storage cupboard. The spacious living room has a bright and airy feel with plenty of space for furniture and a set of rear aspect double glazed patio doors lead out onto the large rear garden. The beautiful and spacious kitchen/diner is the hub of the home offering a range of eye and base level units with work surfaces over, integrated appliances, plenty of space for a dining table and chairs, a beautiful side aspect double glazed bay window is a



A brand new four bedroom executive detached family residence within the popular development of Chesil Reach, Chickerell.



fabulous feature. Double doors lead through to a formal dining room/snug creating a great family entertaining area. Reverting back to the hall there is a spacious utility room with a rear aspect door leading out onto the garden.

The first floor offers a spacious landing area with doors leading through to the main family bathroom and four bedrooms, three doubles and a single with the master bedroom benefitting a contemporary shower en-suite.

Outside offers a generous sized level garden laid to lawn and patio with a double glazed door leading into the double garage and a side access gate leading out onto the block paved driveway providing off road parking. The double garage has two up and over doors, power lighting and a wall mounted gas boiler.

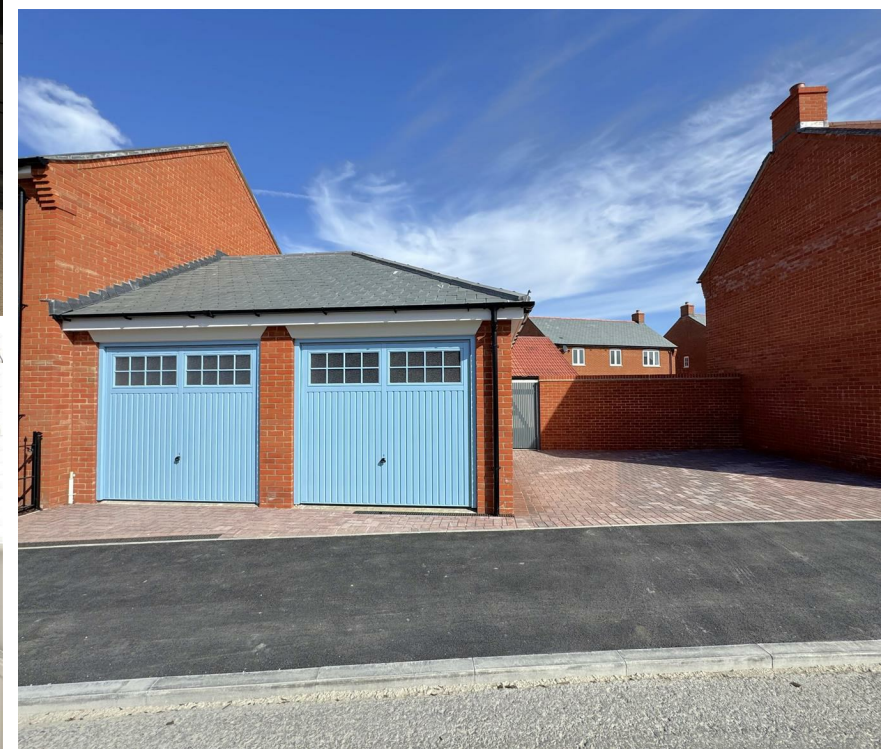
The property is well positioned in the heart of the ever-popular family location of Chesil Reach, the property is situated within the catchment area of well regarded primary and secondary schools. Chickerell itself has a local shop, two public houses, a restaurant, chemist, and post office. Nearby supermarket 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.

Please Note: The drawings and particulars are for illustrative purposes only and shall not form part of any contract. Example images are from a typical show home.

Agents Note: There is a community service charge of TBC









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

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities. Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.




Build complete and ready to purchase with a 10 year new build warranty with NHQB



CG FRY & SON  
DEVELOPMENT



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>85</b>	
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

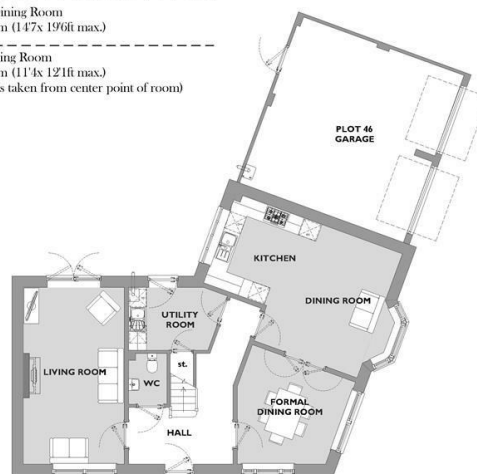
## PLOT 46 FOUR BEDROOM HOME

### GROUND FLOOR

Living Room  
3.40 x 5.95m (11'2 x 19'6")

Kitchen / Dining Room  
4.45 x 5.95m (14'7 x 19'6") max.)

Formal Dining Room  
3.44 x 3.69m (11'4 x 12'1") max.)  
(Dimensions taken from center point of room)



GROUND FLOOR PLAN

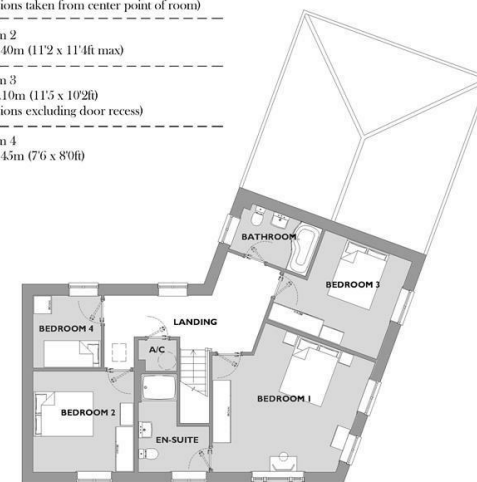
### FIRST FLOOR

Bedroom 1  
4.36 x 4.80m (14'4 x 15'9") max)  
(Dimensions taken from center point of room)

Bedroom 2  
3.40 x 3.40m (11'2 x 11'4") max)

Bedroom 3  
3.49 x 3.10m (11'5 x 10'2")  
(Dimensions excluding door recess)

Bedroom 4  
2.29 x 2.45m (7'6 x 8'0")



FIRST FLOOR PLAN

*We value more than your property*

33 St Thomas Street  
Weymouth  
Dorset  
DT4 8EJ  
01305 787434  
sales@beaumontjones.co.uk  
www.beaumontjones.co.uk