



## Plot 170

Helyar Drive | Chickerell | Weymouth | DT3 4GN

**£560,000**

BEAUMONT  JONES



# Plot 170

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## \*\*FLOORING INCLUDED\*\*

Welcome to Plot 170 Helyar Drive, a BRAND NEW brick built four double bedroom detached family home overlooking a beautiful green space within the popular Chesil Reach Development in Chickerell. Built by CG FRY this beautiful property boasts a DOUBLE GARAGE & DOUBLE DRIVEWAY providing off road parking for FOUR VEHICLES. Internally the property offers a welcoming hall, downstairs cloakroom, spacious living room with patio doors leading out onto the rear garden, generous sized kitchen/diner with integrated appliances, utility room, master en-suite shower room, family bathroom and a generous sized enclosed rear garden.

- Flooring Included
- Brand New Four Double Bedroom Detached Family Home
- The Popular Chesil Reach Development In Chickerell
- 10 Year New Build Warranty with NHQB
- Beautiful Kitchen/Diner plus Utility Room
- Spacious Living Room with Patio Doors Leading out onto the Rear Garden
- Downstairs Cloakroom, En-Suite to Master Bedroom & Family Bathroom
- Double Garage & Double Driveway Providing off Road Parking For Four Vehicles
- Built By CG FRY
- Overlooking Green Space

## Full Description

Welcome to Plot 170, a brand new brick built four double bedroom detached family home offering a 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 generous sized garden. The beautiful kitchen/diner is a generous size offering a range of eye and base level units with work surfaces over,



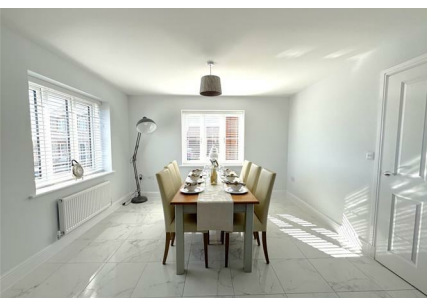
A brand new four double bedroom detached family home within the popular development of Chesil Reach, Chickerell overlooking a beautiful green space.



integrated appliances, plenty of space for a dining table and chairs and a door leads through to the utility room with a rear aspect door leading out onto the garden.

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

Outside offers a generous sized enclosed rear garden mainly laid to lawn with a raised patio area abutting the living room. There is gated side access leading out onto a double block paved driveway providing off road parking for four vehicles in front of the double garage. The garages have up and over doors.



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 and flooring included.

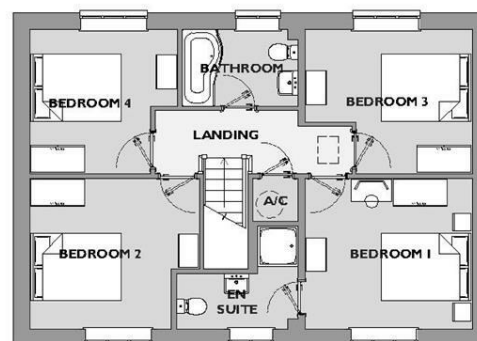


**CG FRY & SON**  
DEVELOPMENT

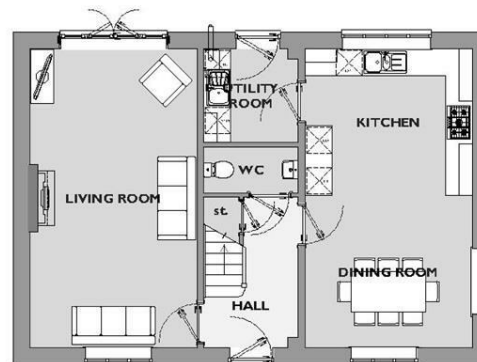




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**FIRST FLOOR**



**GROUND FLOOR**

## PLOT 170

FOUR BEDROOM HOME

### FIRST FLOOR

Bedroom 1  
3.71 x 3.35m (12'2 x 10'11ft)

Bedroom 2  
3.76 x 3.35m (12'4 x 10'11ft max)  
(Dimensions including recess)

Bedroom 3  
3.71 x 3.20m (12'2 x 10'6ft max)  
(Dimensions including recess)

Bedroom 4  
3.28 x 3.20m (10'9 x 10'6ft max)  
(Dimensions including recess)

### GROUND FLOOR

Living Room  
3.71 x 6.65m (12'2 x 21'10ft max)

Kitchen / Dining Room  
3.71 x 6.65m (12'2 x 21'10ft max)

*We value more than your property*

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