



Plot 169

Helyar Drive | Chickerell | Weymouth | DT3 4GN

£440,000

BEAUMONT  JONES

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

Welcome to Plot 169 Helyar Drive, a BRAND NEW rendered three double bedroom detached family home within the popular Chesil Reach Development in Chickerell. Built by CG FRY this beautiful property is close to a large and open green space and boasts a welcoming hall, downstairs cloakroom, spacious living room, generous sized kitchen/diner with integrated appliances and patio doors leading out onto the rear garden, master en-suite shower room, family bathroom, enclosed rear garden, garage and off road parking for two vehicles.

- Brand New Three Double Bedroom Detached Family Home
- 10 Year New Build Warranty with NHQB
- Downstairs Cloakroom, En-Suite to Master Bedroom & Family Bathroom
- Built By CG FRY
- The Popular Chesil Reach Development In Chickerell
- Beautiful Kitchen/Diner with Integrated Appliances
- Garage & Off Road Parking For Two Vehicles
- Build Complete & Ready to Purchase

Full Description

Welcome to Plot 169, a brand new rendered three 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. The beautiful kitchen/diner is a generous size offering a range of eye and base level units with work surfaces over, integrated appliances, plenty of space for a dining table and chairs and a set of rear aspect double glazed patio doors lead out onto an enclosed rear garden with gated side access leading out onto the block paved driveway and garage.

The first floor offers a landing area with doors leading through to the main family bathroom and three generous sized double



CG FRY & SON
DEVELOPMENT

Festival of Housing

Saturday 17th May

11am - 3pm

You are invited to view our new homes for sale and to celebrate the CG Fry & Son Difference across our uniquely designed developments in Cornwall, Dorset, Hampshire and Somerset.

Special offers will be available on selected homes on each development.



This beautiful rendered brand new detached family home is within the popular development of Chesil Reach, build complete and ready to purchase.



CG FRY & SON
D E V E L O P M E N T

bedrooms with the master bedroom benefitting a contemporary shower en-suite.

Outside offers an enclosed rear garden laid to lawn with a raised patio area abutting the property. There is gated side access leading out onto a block paved driveway providing off road parking for two vehicles in front of the garage. The garage has an up and over door.

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

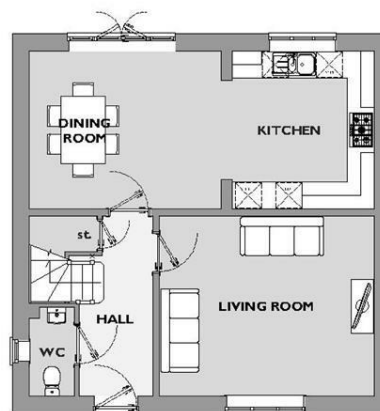
Rating Authority: - Dorset (West Dorset) Council. Council Tax Band TBC. Services: - Gas central heating, mains electric & drainage.

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.

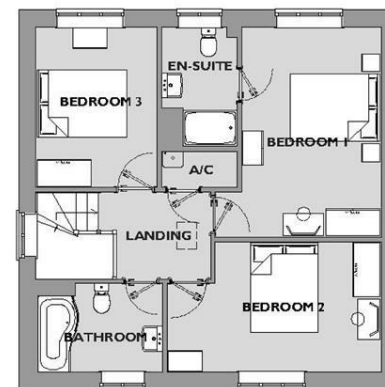
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive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



GROUND FLOOR



FIRST FLOOR

PLOT 169

THREE BEDROOM HOME

FIRST FLOOR

Bedroom 1
3.10 x 4.67m (10'2 x 15'4ft max)
(Dimensions excluding wardrobe recess)

Bedroom 2
4.75 x 2.90m (15'7 x 9'6ft max)

Bedroom 3
2.70 x 3.56m (8'10 x 11'8ft)
(Dimensions excluding door recess)

GROUND FLOOR

Living Room
4.78 x 4.00m (15'8 x 13'2ft max)

Kitchen / Dining Room
7.67 x 3.51m (25'2 x 11'7ft max)

We value more than your property

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