



## Plot 159

Helyar Drive | Chickerell | Weymouth | DT3 4GN

**£400,000**

BEAUMONT  JONES



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## \*\*WESTERLY FACING REAR GARDEN\*\*

Welcome to Plot 159 Helyar Drive, a BRAND NEW brick built three double bedroom semi-detached home within the popular Chesil Reach Development in Chickerell. Built by CG FRY this beautiful property boasts a welcoming hall, downstairs cloakroom, spacious living room, generous sized kitchen/diner with integrated appliances and patio doors leading out onto the Westerly facing rear garden, master en-suite shower room, family bathroom, generous sized enclosed Westerly facing rear garden, garage and off road parking for two vehicles.

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

## Full Description

Welcome to Plot 159, a brand new brick built three double bedroom semi-detached 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 Westerly facing rear garden.

The first floor offers a landing area with a built-in airing cupboard, loft access via a hatch and doors lead through to the main family bathroom and three generous sized double



**CG FRY & SON**  
**DEVELOPMENT**





A brand new three double bedroom semi-detached home within the popular development of Chesil Reach, Chickerell.



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

Outside offers a generous sized enclosed Westerly facing rear garden laid to lawn with a patio area abutting the property. There is gated side access leading out onto a block paved driveway providing off road parking for two vehicles tandem style 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.

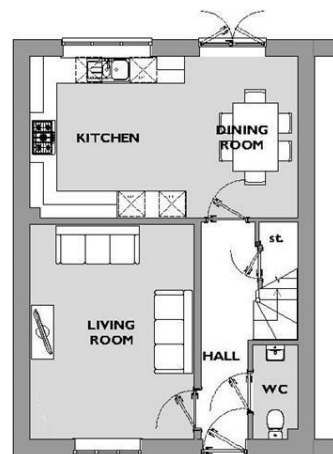
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Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

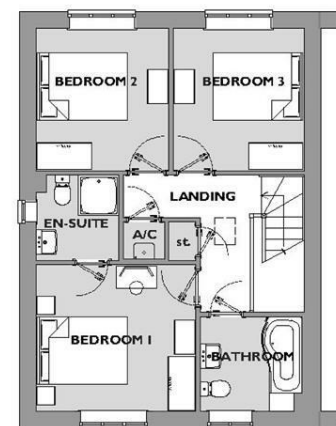


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

*We value more than your property*



**GROUND FLOOR**



**FIRST FLOOR**

## PLOT 159

THREE BEDROOM HOME

### FIRST FLOOR

Bedroom 1  
3.54 x 3.26m (11' 8 x 10'8ft max)

Bedroom 2  
2.94 x 3.16m (9'8 x 10'4ft max)

Bedroom 3  
2.90 x 3.16m (9'6 x 10'4ft)

### GROUND FLOOR

Living Room  
3.64 x 4.77m (11'11 x 15'8ft max)

Kitchen / Dining Room  
5.95 x 3.58m (19'6 x 11'9ft max)

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