



Pugmill Lane | Chickerell | Weymouth | DT3 4PB

**Offers Over £365,000**

BEAUMONT  JONES



## Pugmill Lane | Chickerell Weymouth | DT3 4PB Offers Over £365,000

We are delighted to offer an immaculate three double bedroom three-storey semi-detached family home with a Westerly facing landscaped rear garden within the popular location of Chickerell. This beautiful home offers a downstairs cloakroom, modern fitted shaker style kitchen, spacious living room with a box-bay patio doors leading out onto a Westerly facing rear garden, modern family bathroom located on the first floor and a modern shower room located on the second floor with the master bedroom and a dressing room. There is a garage and off road parking located to the rear of the property. Viewing is a must to be fully appreciated.

- Beautiful Three Double Bedroom Three-Storey Semi-Detached Family Home
- Westerly Facing Landscaped Rear Garden
- Modern Fitted Shaker Style Kitchen
- Popular Location within Chickerell
- Well-Presented Throughout
- Garage & Off Road Parking
- Spacious Lounge/Diner with a Box Bay
- Dressing Room within The Master Bedroom Plus Two Bathrooms & Downstairs Cloakroom

### Full Description

Access to this beautiful home is via a pedestrian footpath located off Pugmill Lane leading to the main front door. There is a garage and off road parking for one car located within Pugmill Lane to the rear of the garage. The garage has a rear door leading through to the rear garden. Entrance into the front of the home is via a front aspect double glazed composite door leading into a welcoming hall with stairs rising to the first floor, built-in storage cupboard and doors lead through to the ground floor accommodation. The modern and contemporary cloakroom has a front aspect double glazed window, low level WC and a counter top wash hand basin. The modern fitted shaker style kitchen has a wide range of eye and base level units with work surfaces over,





This beautiful family home is located within a quiet residential area in Chickerell with well-regarded schools close by.



integrated slimline dishwasher, integral double oven with inset four ring gas hob and extractor hood over, space and plumbing for a washing machine, space for an upright fridge/freezer, front aspect double glazed window and a kitchen cupboard houses the gas boiler. The spacious lounge/diner has a box bay with rear aspect double glazed patio doors leading out onto the Westerly facing garden, dual aspect double glazed windows, gas fire with a marble hearth and wooden surround, built-in under stairs storage cupboard, plenty of space for furniture and a dining table and chairs.

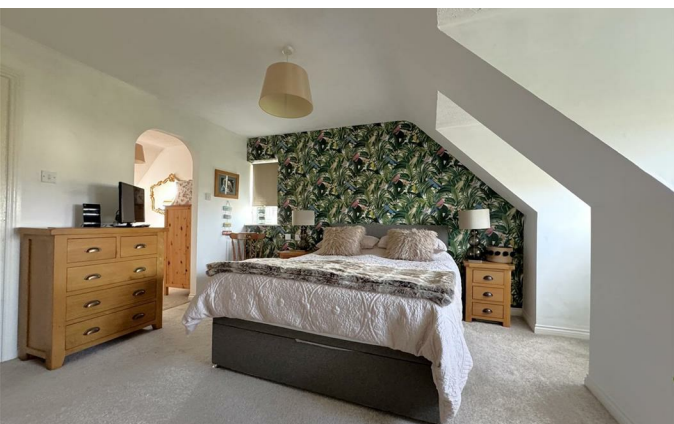
The first floor offers a landing area with a built-in storage cupboard, stairs rise to the second floor and doors lead through to bedrooms two, three and the modern family bathroom. Bedroom two is a generous sized double offering two front aspect double glazed windows and plenty of space for a large bed and furniture. Bedroom three is a further generous sized double with two rear aspect double glazed windows, plenty of space for a large bed and furniture. The modern family bathroom comprises a suite including a panel enclosed bath with shower attachment over, low level WC, wash hand basin, wall mounted towel rail heater and a side aspect double glazed window.



The second floor has a landing area with doors leading through to the master bedroom and modern shower room. The generous sized master bedroom offers great space with two front aspect double glazed Dorma windows, plenty of space for a large bed and furniture. An opening leads through to a dressing room with a built-in airing cupboard, plenty of space for furniture and a rear aspect Velux skylight. The modern shower room acts as an en-suite with a suite comprising a shower cubicle with a wall mounted mixer shower system, low level WC, large vanity wash hand basin with double drawers, wall mounted towel rail heater and a rear aspect Velux skylight.

Outside to the rear boasts a generous sized Westerly facing garden which has been landscaped by the current owners, there are different sections to the garden including a large patio area abutting the property, raised planted borders with various shrubs and trees, shingle path and access into the garage via a wooden glazed door. There is a large side garden area with gated







side access leading through to the front garden. The front offers a good sized garden area laid to lawn and shingle with planted borders, shrubs and wrought iron railings and a gate. The garage has an up and over door with power and lighting. There is off road parking for one car in front of the garage.

Located in Chickerell, a peaceful coastal small town located next to the Fleet, the largest natural inlet of sea water in England. Chickerell itself has a local shop just moments away, two public houses, a restaurant, chemist, and post office. Nearby supermarket and industry shopping units include fast food and coffee shop units. There are great schools close by including primary and secondary making this a perfect family home with great living space.

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

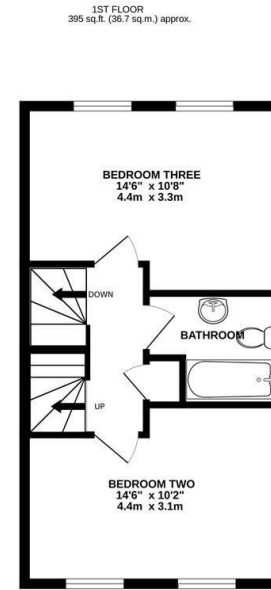
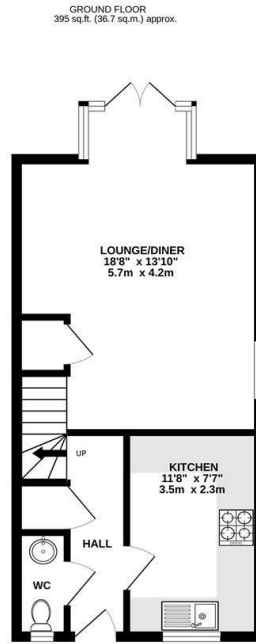
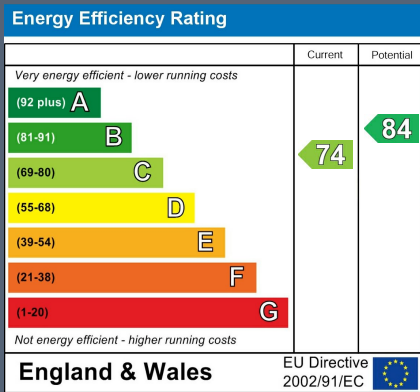
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Westerly facing landscaped rear garden,, garage and off road parking located to the rear of the property.





**TOTAL FLOOR AREA: 1136 sq.ft. (105.5 sq.m.) approx.**

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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