



Courage Way | Chickerell | Weymouth | DT3 4GJ

**Guide Price £420,000**

BEAUMONT  JONES



## Courage Way | Chickerell

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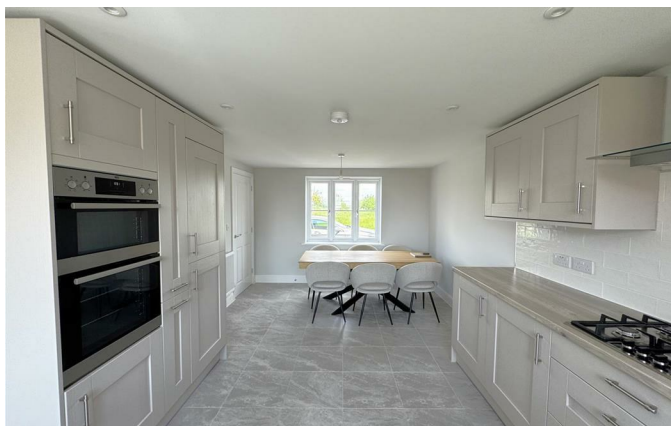
### Guide Price £420,000

We are delighted to offer a well-positioned three double bedroom semi-detached house with a larger than average South-Facing rear garden within the popular development of Chesil Reach, Chickerell. Built by CG FRY in 2024 this modern and immaculate home offers views out onto open green space and far reaching views out to countryside, beautiful shaker style fitted kitchen/diner, utility room, downstairs cloakroom, spacious living room, three double bedrooms with master en-suite, family bathroom, large South-Facing rear garden with gated side access, garage and off road parking for two cars.

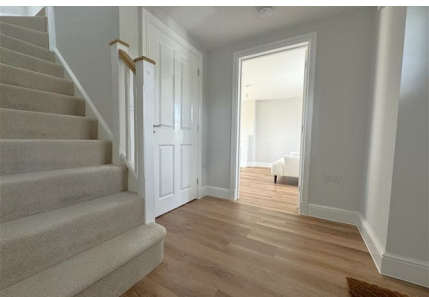
- Modern & Immaculate Three Double Bedroom Semi-Detached House
- Well-Positioned With Views out onto Open Green Space & Far Reaching Countryside Views
- Built By CG FRY in 2024 with 9 Years Remaining on The NHBC
- En-Suite to Master Bedroom
- Chesil Reach Development within Chickerell
- Larger Than Average South-Facing Rear Garden
- Beautiful Kitchen/Diner plus Utility Room
- Spacious Living Room
- Garage & Off Road Parking For Two Cars

### Full Description

Entrance into this beautiful and well-positioned home is via the front aspect double glazed composite door leading into a welcoming hall with stairs rising to the first floor, LVT flooring and doors lead through to the ground floor accommodation. The spacious and contemporary cloakroom has a low level WC, wash hand basin, tiled flooring and partially tiled walls. The generous sized living room has an abundance of space with lots of natural light flooding through with rear aspect double glazed patio doors leading out onto the South-Facing garden, front aspect double glazed window overlooking open green space and far reaching views out to countryside, gas fire set within a beautiful marble hearth and surround and LVT flooring. The stunning



This well-positioned home is located within the popular development of Chesil Reach, Chickerell offering views out onto open green space and far reaching views out to countryside.



kitchen/diner is the hub of the home and great for entertaining offering a beautiful shaker style fitted kitchen comprising a wide range of eye and base level units with work surfaces over, integral eye level double oven with inset five ring gas hob and extractor hood over, integrated dishwasher and fridge/freezer, tiled flooring, plenty of space for a large dining table and chairs and dual aspect double glazed windows overlooking open green space and the South-Facing rear garden. The utility room is located off the kitchen comprising eye and base level units with work surface over, sink unit, space and plumbing for a washing machine and tumble dryer, built-in under stairs storage cupboard, wall mounted gas combi boiler and a rear aspect double glazed door leads out onto the larger than average South-Facing rear garden.

The first floor offers a spacious landing area with a built-in storage cupboard, loft access via a hatch and a front aspect double glazed window enjoying beautiful far reaching views out to countryside. Door off the landing lead through to three double bedrooms and the main family bathroom. The master bedroom is a generous sized double with a front aspect double glazed window enjoying far reaching views out to countryside, plenty of space for furniture and a large bed. The contemporary en-suite boasts a double shower cubicle with a wall mounted mixer shower system, low level WC, wall mounted wash hand basin, wall mounted towel rail heater, tiled flooring, partially tiled walls and a rear aspect double glazed window. Bedroom two is a further generous sized double with a front aspect double glazed window enjoying beautiful far reaching views out to countryside. Bedroom three is yet another generous sized double with a rear aspect double glazed window enjoying far reaching views over Weymouth. The family bathroom has a contemporary suite including a P-Shaped panel enclosed bath with a wall mounted mixer shower system over and screen attached, low level WC, wall mounted wash hand basin, tiled flooring, partially tiled walls, wall mounted towel rail heater and a rear aspect double glazed window.

Outside boasts a larger than average South-Facing rear garden mainly laid to lawn with a patio area abutting the property. Gated side access leads out onto the block paved driveway providing







off road parking for two cars in tandem style. The garage has an up and over door with power and lighting.

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.

Agents Note: There is an estate management charge of £130.96 PA.

Rating Authority: - Dorset (West Dorset) Council. Council Tax Band D. 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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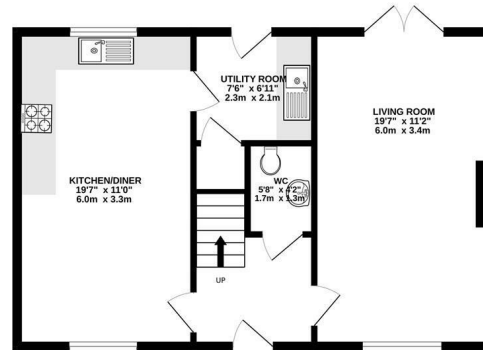
Larger than average South-Facing rear garden with garage & off road parking for two cars.



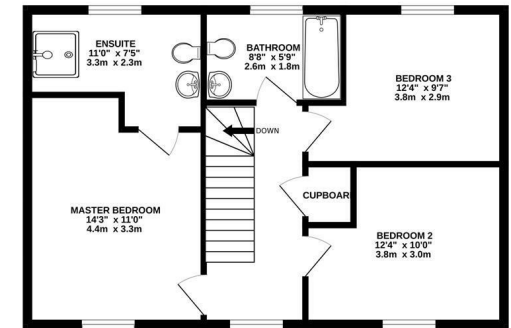


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 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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*We value more than your property*

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