



Mariners Way | Chickerell | Weymouth | DT3 4LS

Offers Over £345,000

BEAUMONT  JONES

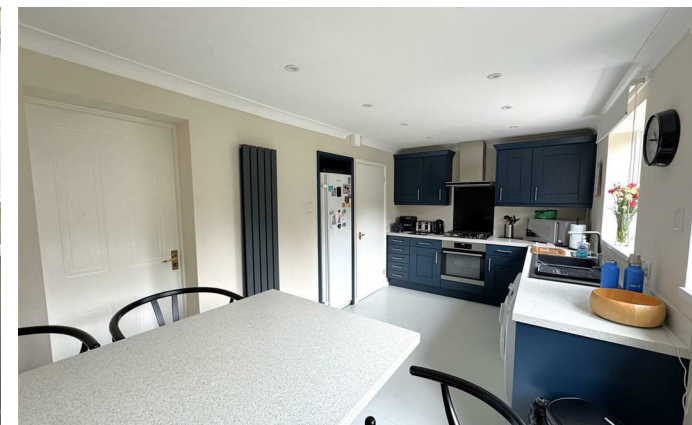
Mariners Way | Chickerell Weymouth | DT3 4LS Offers Over £345,000

We are delighted to offer an immaculate and modern three bedroom link-detached family home set within a quiet residential cul-de-sac in the popular location of Chickerell. This well-positioned property boasts a block paved driveway providing off road parking for two vehicles, integral garage, spacious living room opening into a dining area, generous sized modern fitted shaker style kitchen/diner, three bedrooms, modern shower room and an enclosed rear garden. Viewing is highly recommended to be appreciated.

- Three Bedroom Link-Detached Family Home
- Quiet Residential Cul-de-Sac in Chickerell
- Integral Garage
- Great School Catchment
- Immaculate Throughout
- Block Paved Driveway Providing off Road Parking For Two Vehicles
- Beautiful Kitchen/Diner & Lounge/Diner
- Enclosed Rear Garden

Full Description

Entrance into this beautiful family home is via a front aspect double glazed door leading into a hall with stairs rising to the first floor, tiled flooring and a door leads through to the lounge/diner. This generous sized and coteremporary room has an acoustic paneling feature to the tv wall, front aspect double glazed half-bay window, plenty of space for furniture and an archway opens into the dining area with rear aspect double glazed patio doors leading out onto the garden. There is plenty of space for a dining table and chairs and can even be used as a snug overlooking the garden. The kitchen/diner is located off the living room, this stunning fitted shaker style



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

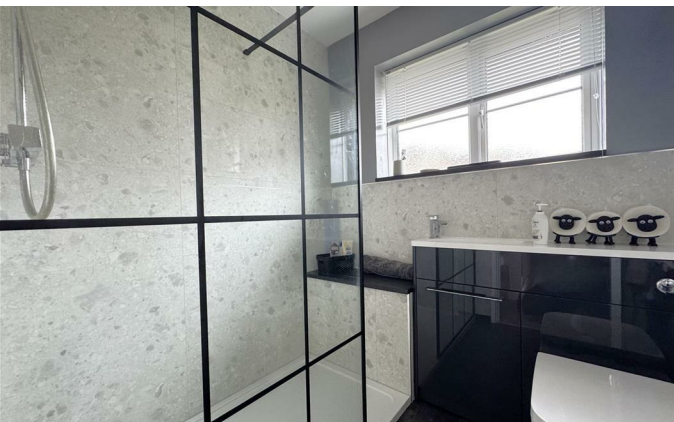


kitchen has a wide range of eye and base level units with work surfaces over, integral oven with inset four ring gas hob and extractor hood over, moveable centre island/breakfast bar with fitted units, space and plumbing for a washing machine, space for a fridge/freezer, tiled flooring, wall mounted upright radiator, two rear aspect double glazed windows, rear aspect double glazed door leads out onto the garden and a door leads into the integral garage.

The first floor boasts a landing area with a side aspect double glazed window, loft access via a hatch and doors lead through to the three bedrooms and modern shower room. The master bedroom is a generous sized double with a front aspect double glazed window enjoying far reaching views over Weymouth. Bedroom two is a further double offering a rear aspect double glazed window overlooking the garden. Bedroom three is a single with plenty of space for a single bed and furniture, front aspect double glazed window with far reaching views over Weymouth and a built-in airing cupboard with a radiator. The modern and contemporary shower room has a suite comprising a double walk-in shower with a wall mounted mixer shower system, space saving vanity wash hand basin with combined WC and concealed cistern, wall mounted towel rail heater, partially tiled walls and a rear aspect double glazed window.

The integral garage has power, lighting, up and over door and houses the gas combi boiler.

Outside to the rear offers an enclosed garden laid to patio and lawn with planted borders and shrubs, gated side access and water supply. The front boasts a block paved driveway providing off road parking for two vehicles with gardens laid to lawn either side of the driveway with planted borders and shrubs with railway sleepers.



Located in a quiet residential cul-de-sac 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 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.

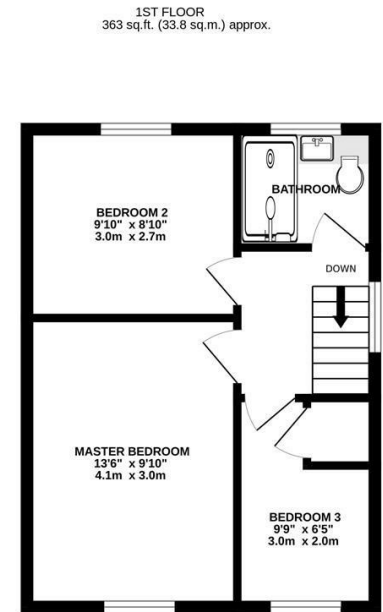
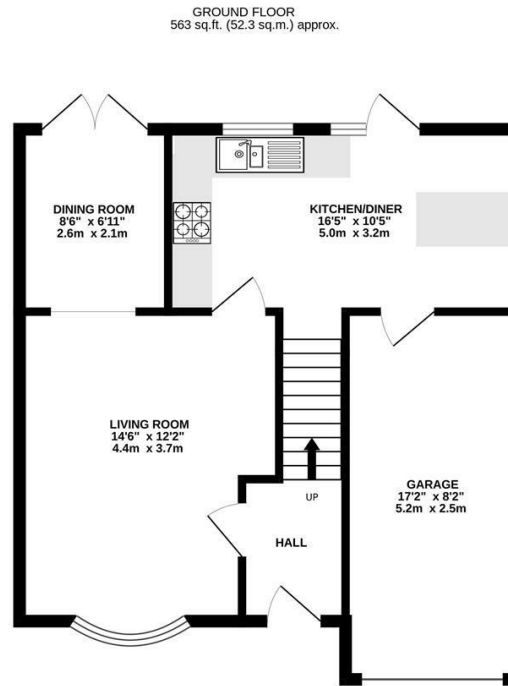
Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



There is a beautiful modern fitted shaker style kitchen plus a modern shower room , viewing is a must to be appreciated.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	



TOTAL FLOOR AREA: 926 sq.ft. (86.1 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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