



Clare Avenue | Chickerell | Weymouth | DT3 4NT

Asking Price £425,000

BEAUMONT  JONES

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This immaculate and spacious three double bedroom detached house is located between Lanehouse and Chickerell in a quiet spot moments from Budmouth Academy. The accommodation includes a spacious sitting room opening into a conservatory, extended kitchen with access into the garden and adjacent dining room, downstairs cloakroom, three double bedrooms (master with en-suite) and family bathroom. Externally, there is a generous sized single garage, driveway and beautifully landscaped garden.

- Spacious Three Double Bedroom Detached House
- Quiet Family Friendly Location
- Generous Sized Garage and Driveway
- Immaculately Presented Through-out
- Master En-suite, Family Bathroom & Downstairs Cloakroom
- Extended Kitchen with Adjacent Dining Room

Full Description

Accommodation

Entrance to the property is via the front door opening into the welcoming hallway with attractive solid oak flooring, under stairs storage cupboard and access to the following rooms. The sitting room runs the width of the house with a light front aspect window and patio doors opening into the conservatory. There is plenty of space for furniture and a focal modern gas fireplace. The conservatory is a lovely size and also an inviting space to sit and enjoy views over the landscaped rear garden with patio doors also giving access. The dining room offers a front aspect window and ample space for a good sized table and additional furniture.



An immaculate and spacious three double bedroom detached house

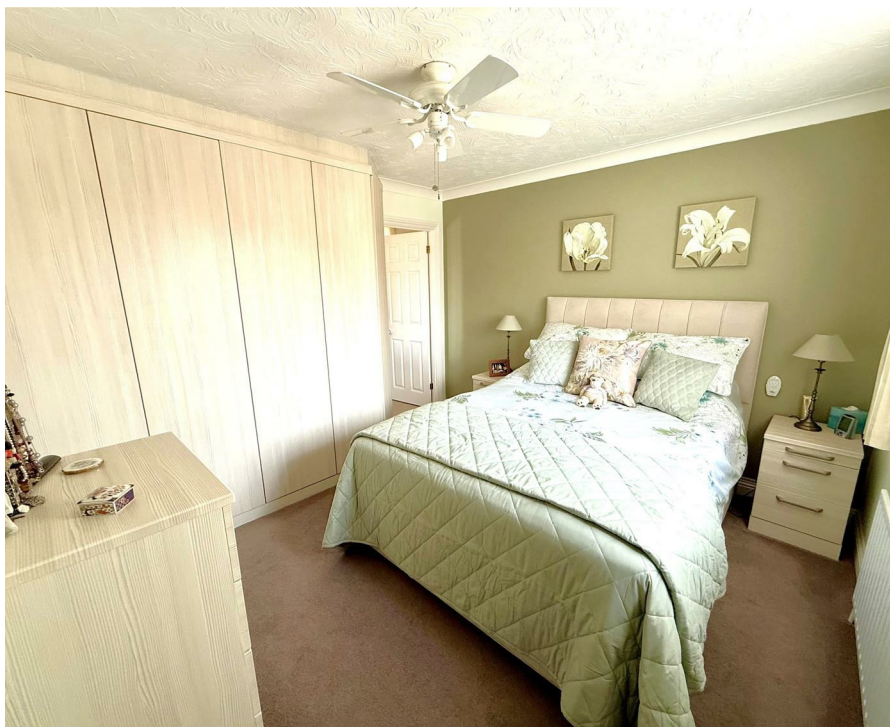


The adjacent kitchen has been extended and has a light dual rear aspect along with a door providing direct access into the garden. The kitchen offers a range of wall and base units providing plenty of storage, there is a built-in oven, microwave and four ring gas hob along with space for a fridge/freezer, dishwasher, washing machine and tumble dryer. The worktop extends into the room creating a central breakfast bar and social space. There is a downstairs cloakroom with rear aspect window, low level WC and wash hand basin with vanity storage.

From the hallway, stairs rise to the first floor landing with airing cupboard, front aspect window and doors opening into the following rooms. The master bedroom is a good sized double bedroom with front aspect window and floor to ceiling built-in wardrobes. The en-suite shower room is a generous size with side aspect window and suite comprising, shower cubicle, low level WC and wash hand basin with vanity storage. Bedroom two is a double bedroom with similar front aspect window. Bedroom three is another double bedroom with views over the garden. The main bathroom offers a suite comprising of a bath with shower and concertina shower screen, low level WC and pedestal wash hand basin.

Outside

The front and rear gardens to this lovely family home have been designed and landscaped by local RHS Chelsea Flower Show award winning gardener, Michelle Brown. The front garden offers a beautiful array of colourful shrubs and plants either side of the pathway leading to the front door. To the side of the house is a block paved driveway offering off-road parking for two cars and access into the garage. The generous sized single garage has a up and over door, side aspect window and door into the garden, there is power and light and plenty of eaves storage. There is a wide gated side access to the other side of house also leading into the garden. The private south facing garden is bursting with a selection of beautiful coloured flowers, plants, trees and shrubs. Featuring in the centre is an attractive large potted Olive Tree, patio paths leading you round the garden showing off different planted areas as you follow the paths round. To one side of the garden is a raised decked area, offering plenty of





space for garden furniture and to sit and enjoy this magnificent garden, this area is covered by a wooden pergola with a beautiful wisteria. There is a concealed spot at the end of the garage for a shed and bins.

Location

This property is well position, being on the edge of both Chickerell and Lanehouse. There are nearby local amenities including a Tesco Express, doctor's surgery and pharmacy in Lanehouse as well as a regular bus service to Weymouth and excellent schools nearby. Nearby is 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.

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

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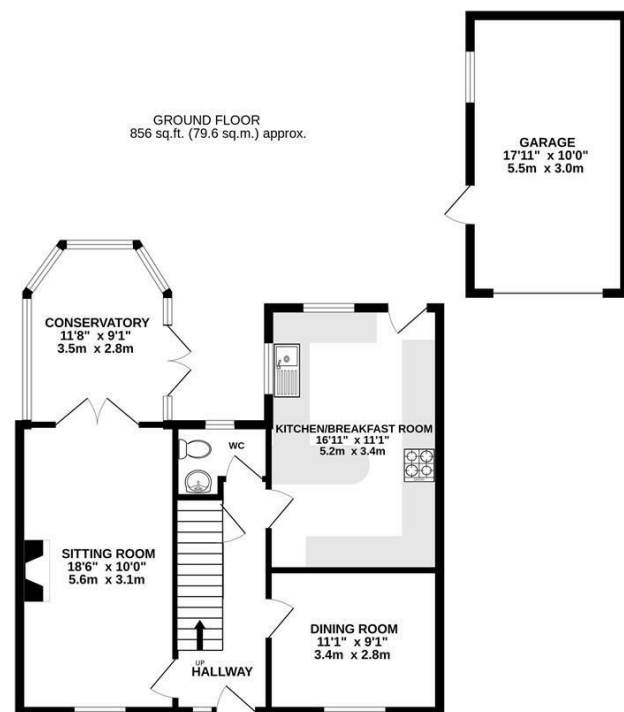


Beautiful Rear Garden, designed and landscaped by local award winning garden designer, Michelle Brown





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 : 1349 sq.ft. (125.3 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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