



Plot 37

Constable Crescent | Chickerell | Weymouth | DT3 4GS

£575,000

BEAUMONT  JONES

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Welcome to Plot 37 Constable Crescent a BRAND NEW brick built FOUR bedroom detached family home with a DOUBLE GARAGE & DOUBLE PARKING within the popular Chesil Reach Development in Chickerell. Built by CG FRY this beautiful home boasts a larger than average rear garden, beautiful countryside views, welcoming hall, downstairs cloakroom, spacious living room with patio doors leading out onto the rear garden, generous sized kitchen/diner with integrated appliances, separate utility room with a door leading out onto the rear garden, master en-suite and family bathroom.

- Brand New Four Bedroom Detached Family Home
- Larger Than Average Rear Garden
- Spacious Kitchen/Diner Plus Separate Utility Room
- Built By CG FRY
- Downstairs Cloakroom, En-Suite to Master Bedroom & Family Bathroom
- Double Garage & Double off Road Parking
- Beautiful Countryside Views
- 10 Year New Build Warranty with NHQB
- Build Complete & Ready to Purchase
- The Popular Chesil Reach Development In Chickerell

Full Description

Welcome to Plot 37, a brand new brick built four bedroom detached family 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 and a set of rear aspect double glazed patio doors lead out onto the larger than average garden. The beautiful kitchen/diner is a generous size offering a range of eye and base level units with work surfaces over, integrated appliances and plenty of space for a dining table and chairs. The separate utility room offer space and plumbing for a washing machine and tumble



This beautiful four bedroom detached family home comes with a double garage, double off road parking, larger than average garden and beautiful countryside views.



dryer, wall mounted gas boiler and a rear aspect double glazed door leads out onto the garden.

The first floor offers a landing area with doors leading through to the main family bathroom and four generous sized bedrooms (three doubles and one well-proportioned single) with the master bedroom benefitting a contemporary shower en-suite.

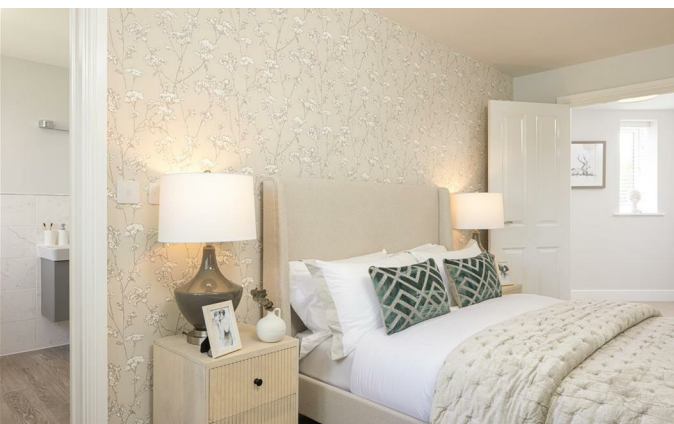
Outside offers a larger than average enclosed rear garden laid to lawn with a patio area abutting the property. There is gated side access leading out onto a block paved driveway providing double off road parking in front of the double garage. The double garage has two up and over doors with power and 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.

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.

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.



Set within the popular development of Chesil Reach, build complete and ready to purchase.



CG FRY & SON
DEVELOPMENT



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(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	



FIRST FLOOR



GROUND FLOOR

PLOT 37

FOUR BEDROOM HOME

FIRST FLOOR

Bedroom 1
3.71 x 3.75m (12'2 x 12'4ft max)
(Dimensions including airing cup'd)

Bedroom 2
3.76 x 3.47m (12'4 x 11'5ft max)

Bedroom 3
3.36 x 3.07m (11'0 x 10'1ft max)
(Dimensions excluding door recess)

Bedroom 4
2.16 x 2.80m (7'1 x 9'2ft)

GROUND FLOOR

Living Room
3.71 x 6.65m (12'2 x 21'10ft max)

Kitchen / Dining Room
3.71 x 6.65m (12'2 x 21'10ft max)

We value more than your property

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