



Courage Way | Chickerell | Weymouth | DT3 4FF

£450,000

BEAUMONT  JONES

Courage Way | Chickerell

Weymouth | DT3 4FF

£450,000

SOUTH-WESTERLY FACING REAR GARDEN

Welcome to Plot 52 Courage Way, a BRAND NEW brick built three double bedroom detached family home within the popular Chesil Reach Development in Chickerell. Built by CG FRY this beautiful property boasts views over open green space, a welcoming hall, downstairs cloakroom, spacious bay-fronted living room, generous sized kitchen/diner with integrated appliances, master en-suite shower room, family bathroom, enclosed rear garden, garage and off road parking for two vehicles tandem style.

- Brand New Three Double Bedroom Detached Family Home
- The Popular Chesil Reach Development In Chickerell
- Downstairs Cloakroom, En-Suite to Master Bedroom & Family Bathroom
- 10 Year New Build Warranty with NHQB
- South-Westerly Facing Enclosed Rear Garden
- Bay-Fronted Living Room
- Beautiful Kitchen/Diner with Integrated Appliances
- Garage & Off Road Parking For Two Vehicles
- Built By CG FRY
- Views Over Open Green Space

Full Description

Welcome to Plot 52, a brand new brick built three double 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 bay-fronted living room has a bright and airy feel with plenty of space for furniture and a gas fire. The beautiful kitchen/diner is a generous size offering a range of eye and base level units with work surfaces over, integrated appliances, plenty of space for a dining table and chairs and a set of rear aspect double glazed patio doors lead out onto an enclosed rear garden.

The first floor offers a spacious landing area with doors leading through to the main family bathroom and three generous sized double bedrooms with the master bedroom benefitting a



A brand new three double bedroom detached family home within the popular development of Chesil Reach, Chickerell.



CG FRY & SON
DEVELOPMENT



contemporary shower en-suite.

Outside offers a South-Westerly wall enclosed rear garden laid to lawn with a patio area abutting the property. There is gated side and rear access leading out onto a block paved driveway providing off road parking for two vehicles tandem style. The garage has an up and over door, 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.



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

We value more than your property



PLOT 52

THREE BEDROOM HOME

FIRST FLOOR

Bedroom 1
4.27 x 3.06m (14' x 10'1ft)

Bedroom 2
3.89 x 2.73m (12'9 x 9ft max)
(Dimensions excluding door recess)

Bedroom 3
3.2 x 3.08m (10'6 x 10'2ft)
(Dimensions excluding door recess)

GROUND FLOOR

Living Room
4.30 x 4.00m (14'1 x 13'2ft)

Kitchen / Dining Room
7.19 x 3.03m (23'7 x 10'0ft)

33 St Thomas Street
Weymouth
Dorset
DT4 8EJ
01305 787434
sales@beaumontjones.co.uk
www.beaumontjones.co.uk