



Chickerell Road | | Weymouth | DT4 0QY

Offers Over £325,000

BEAUMONT  JONES

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Offered with no onward chain, we are delighted to offer a spacious bay-fronted three bedroom semi-detached family home boasting a generous sized level rear garden and off road parking for two/three vehicles within walking distance of the town centre and well-regarded schools. The property offers a spacious living room, dining room opening into the kitchen, conservatory with a utility room, modern bathroom, block paved driveway, large mature rear garden and great scope for extensions STPP. Viewing is highly recommended to be appreciated.

- Bay Fronted Three Bedroom Semi-Detached Family Home
- Block Paved Driveway Providing off Road Parking For Two/Three Vehicles
- Modern Style Kitchen & Bathroom
- Great Scope For Extensions STPP
- Generous Sized Level Mature Rear Garden
- Two Reception Rooms Plus a Conservatory & Utility Room
- Walking Distance of The Town Centre & Well-Regarded Schools
- No Onward Chain

Full Description

Entrance into the property is via a front aspect double glazed door leading into an enclosed storm porch with a further door leading into a warm and welcoming hall with stairs rising to the first floor, built-in under stairs storage cupboard and doors lead through to the ground floor accommodation. The cloakroom has been converted from an under stairs storage cupboard offering a side aspect double glazed window, low level WC with a concealed cistern and a wall wash basin. The bay fronted living room is a generous size with an inset gas fire and plenty of space for furniture. The dining room is adjacent to the living room offering a spacious



Offered with no onward chain and boasting a generous sized level rear garden and off road parking for two/three vehicles.



reception area with plenty of space for a large dining table and chairs, wall mounted gas fire, rear aspect double glazed patio doors lead through to the conservatory and utility. The dining room opens into the kitchen creating a great entertaining/family area, rear aspect double glazed window, eye and base level units with work surfaces over, integral oven with inset five ring gas hob and extractor hood over, integrated dishwasher, space for a fridge/freezer. The conservatory is the perfect garden room with a set of rear aspect double glazed sliding patio doors leading out onto the generous sized level garden, an opening leads through to a utility area with a rear aspect double glazed window, space and plumbing for a washing machine and tumble dryer, wall mounted units and a fixed worktop.

The first floor has a landing area with a side aspect double glazed window, loft access via a hatch with a pull down ladder, partially board with great scope to convert to a further bedroom STPP. The master bedroom is a generous sized double with a front aspect boxy bay window creating great space for a large bed and furniture. Bedroom two is a further generous sized double with a rear aspect double glazed window overlooking the mature garden. Bedroom three is a single with a front aspect double glazed window and plenty of space for a single bed and furniture. The modern style bathroom has a suite comprising a jacuzzi panel enclosed bath with a wall mounted body jet shower system over, floating WC with a concealed cistern, floating wash basin, wall mounted towel rail heater, part paneled walls, tiled flooring and a rear aspect double glazed window.

Outside boasts a generous sized level mature rear garden mainly laid to lawn with a block paved patio area abutting the property creating the perfect seating area. Various planted borders, trees and shrubs plus a large storage shed with power. This garden has great scope and enjoys the sun all



day long. There is gated side access and scope for a rear extension STPP. The front offers a large block paved driveway providing off road parking for two/three vehicles and a border with planted trees.

The property is well positioned with St Augustine's primary school located just moments away. Local amenities are close by as well as the town centre and harbour. The property sits within the catchment for Budmouth Academy making this the ideal family home.

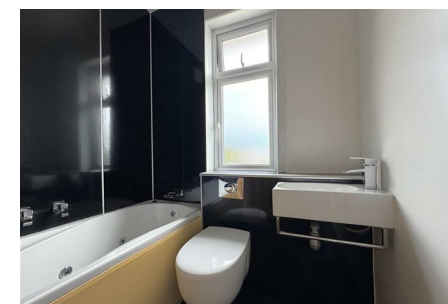
Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band C. Services: - Mains gas, electric & drainage.

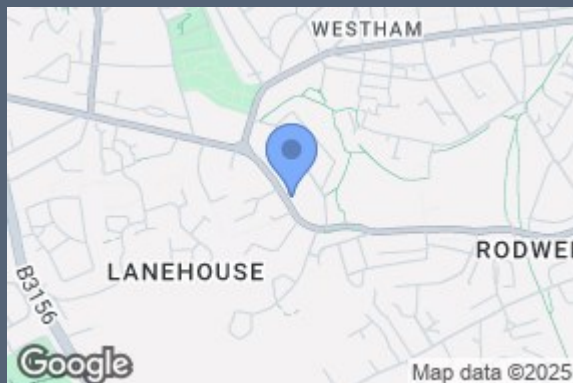
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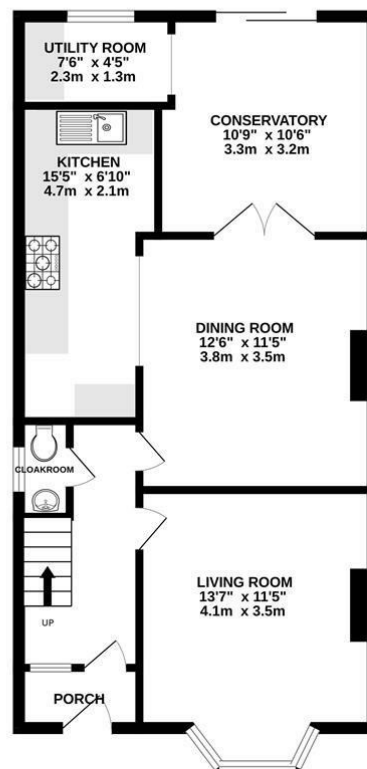
This perfect family home has great potential with scope to extend STPP.



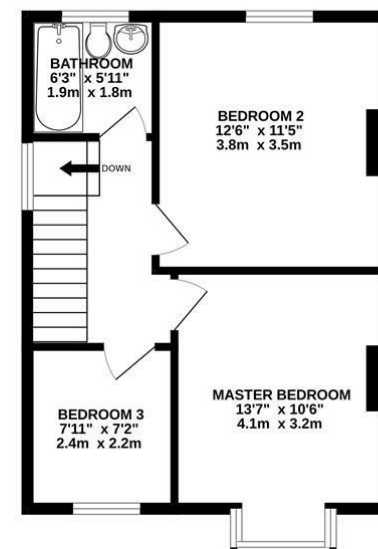


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 1039 sq.ft. (96.5 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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