



Whynot Way | Chickerell | Weymouth | DT3 4LL

Guide Price £325,000

BEAUMONT  JONES

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This well presented three bedroom detached house is nicely positioned within a cul-de-sac location in Chickerell. Offering lovely open views from the first floor, accommodation includes a generous size living/dining room with patio doors opening into the garden, modern kitchen with space for a dining/breakfast table, downstairs cloakroom, three bedrooms and bathroom. There is a driveway and generous sized single garage, the beautifully maintained private rear garden is well stocked with a central lawn and several seating areas.

- Three Bedroom Detached House
- Well-Positioned in a Quiet Cul-De-Sac Location
- Popular Chickerell Location
- Driveway & Generous Sized Single Garage
- Beautiful Private Rear Garden
- Well Presented Through-out

Full Description

Accommodation

Entrance to this well maintained house is via the front door opening into a welcoming hallway. There are stairs rising to the first floor and access to the downstairs accommodation. The downstairs cloakroom with low level WC and wash hand basin. The lovely light double aspect living/dining room is a generous size with front aspect window and patio doors overlooking the rear garden. There is plenty of space for furniture. The kitchen/breakfast room also runs the depth of the house with light front and rear aspect windows, there is also a door opening into the garden. The kitchen itself offers a range of modern wall and base units, built-in appliances include a oven and four ring gas hob. There is space and plumbing for a washing machine and tall standing fridge/freezer.

Returning to the hallway, stairs rise to the first floor landing with access to the remaining rooms. Bedroom one is a good sized double bedroom, there



Well presented
three bedroom
detached house



are lovely open views from the front aspect window. Bedroom two is another good sized double bedroom with similar front aspect views. Bedroom three is a good sized single bedroom with views over the rear garden. The family bathroom is a generous size with rear aspect window, bath with shower attachment over, low level WC and pedestal wash hand basin.

Outside

To the front of the property is a landscaped low maintenance garden. To the side is a paved driveway offering off-road parking and access to the garage. The generous sized single garage has an up and over door, power and light and eaves storage. There is a wide, gated side access leading to lovely rear garden. There is a patio area abutting the property and raised deck area by the living room patio doors. There is plenty of space for a shed and a few steps lead up to the garden. A path guides you round the pretty garden and the central level lawn area. The garden is well stocked with fruit trees and beautiful mature plantings and shrubs.

Location

Located 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, 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.

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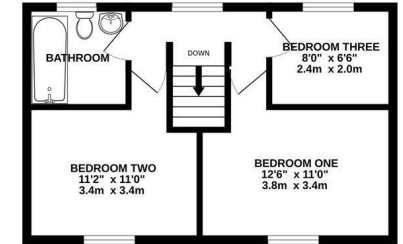
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

We value more than your property

GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 884 sq.ft. (82.1 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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