



Plot 40

Constable Crescent | Chickerell | Weymouth | DT3 4GS

£582,000

BEAUMONT  JONES

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Welcome to Plot 40 Constable Crescent, an attractive 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 is located in a tucked-away position with timber cladding to the front and boasting a 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, family bathroom, generous sized rear garden and views over countryside.

- Brand New Four Bedroom Detached Family Home
- Double Garage & Double off Road Parking
- Spacious Kitchen/Diner Plus Separate Utility Room
- 10 Year New Build Warranty with NHQB
- Generous Sized Living Room
- Well-Positioned within The Development
- Downstairs Cloakroom, En-Suite to Master Bedroom & Family Bathroom
- The Popular Chesil Reach Development In Chickerell
- Built By CG FRY
- Generous Sized Rear Garden & Countryside Views

Full Description

Welcome to Plot 40, a brand new 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 attractive four bedroom detached family home comes with a double garage, double off road parking and is well-positioned within the development.



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 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.

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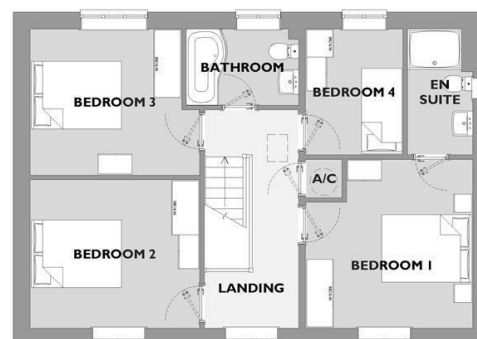
Set within the popular development of Chesil Reach, build complete and ready to purchase.



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 40 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 3.30m (12'4 x 10'10ft)

Bedroom 3
3.36 x 3.25m (11'0 x 10'8ft 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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