



Plover Drive | Chickerell | Weymouth | DT3 4LZ

**Offers Over £335,000**

BEAUMONT  JONES

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We are pleased to offer an immaculate four bedroom semi-detached home within the popular location of Chickerell. This property would make an excellent first time purchase/family home offering a spacious living room opening into a generous sized kitchen/diner, conservatory, two shower rooms with one being on the ground floor, second reception room/ office, enclosed south facing rear garden and driveway for three cars. This property must be viewed to be appreciated.

- Four Bedroom Semi-Detached House
- Located within The Popular Location of Chickerell
- Driveway for Three Vehicles
- Extended Substantial Family Home
- Beautiful South Facing Rear Garden
- Office/ Playroom with Shower Room

### Full Description

Entrance into this lovely property is via the double glazed UPVC front door opening into the welcoming hallway which has tiled flooring with further doors leading to the ground floor accommodation and stairs rise to the first floor. The spacious living room offers ample space for furnishings, front aspect double glazed window, under stair storage cupboard and wooden double doors opening into the kitchen/diner. The kitchen/diner is the main hub of the home offering a rear aspect double glazed window, tiled flooring, shaker style eye and base level units with work surfaces over, integral oven with inset four ring electric hob and extractor fan over, space



Flexible living accommodation with additional reception room creating the perfect space for an office/snug.



and plumbing for a washing machine, fridge/freezer and tumble dryer, wall mounted radiator and an opening into the garden room. The garden room offers dual aspect double glazed windows and side aspect patio doors leading out onto the rear garden, wall mounted radiator, power points and lighting. Returning to the entrance hall the office/snug can be found. This room is a versatile space offering a front aspect double glazed window, two cupboards housing gas and electric meters, wall mounted radiator and a further door into the downstairs shower room. The shower room offers a rear aspect double glazed window, double glazed UPVC door opening out to the rear garden, tiled flooring, wash hand basin, heated towel rail, shower cubicle and a low level WC.

The first floor offers a landing area with a loft access via a hatch and doors lead through to four bedrooms and the family shower room. The master bedroom is a generous sized double with a front aspect double glazed window and a wall mounted radiator. Bedroom two is a further double offering plenty of space for a double bed, access to loft via hatch and furniture and a rear aspect double glazed window. Bedroom three is a well-proportioned double with a rear aspect double glazed window and a wall mounted radiator. Bedroom four is a further well-proportioned room with front aspect double glazed windows, wall mounted radiator and a storage cupboard housing the combination boiler. The main family shower room comprises a suite including a walk in shower, low level WC, wash hand basin, wall mounted heated towel rail, partially tiled walls and splashback panelling and a rear aspect double glazed window.

Outside to the rear offers an enclosed and beautiful south facing garden with a patio area abutting the property with a seated area that has a pergola over perfectly positioned to capture the sun. A pathway leads up to the other garden areas which is part laid to lawn with mature plants and pots



bordering, area laid to shingle with mature shrubs and plants bordering. Decked area currently for a garden shed. The driveway to the front of the property provides off road parking for up to three vehicles.

Located within a quiet Cul De Sac 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 just moments away, 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.

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.



Spacious four bedroom family home within a great school catchment and a South facing rear garden.

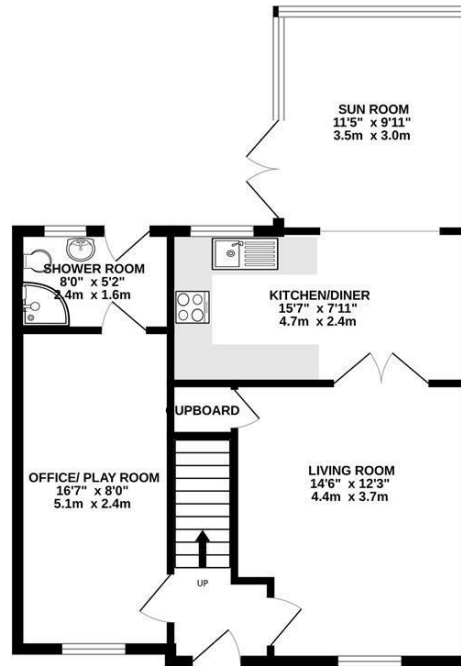




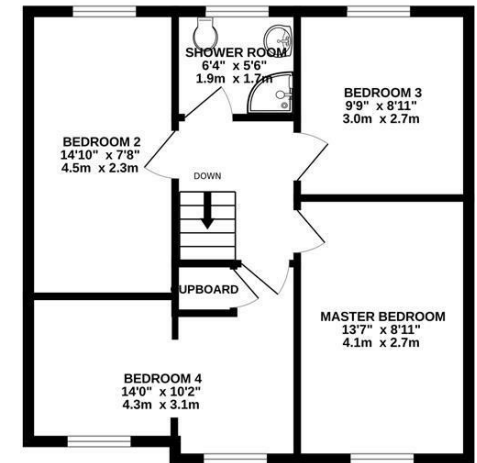
| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 74                         | 78        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

*We value more than your property*

GROUND FLOOR  
636 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR  
528 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA: 1164 sq.ft. (108.1 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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33 St Thomas Street  
Weymouth  
Dorset  
DT4 8EJ  
01305 787434  
sales@beaumontjones.co.uk  
www.beaumontjones.co.uk