



Plot 39

Constable Crescent | Chickerell | Weymouth | DT3 4GS

£455,000

BEAUMONT  JONES

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Welcome to Plot 39 Constable Crescent, a BRAND NEW attractive rendered three double bedroom detached family home within the popular Chesil Reach Development in Chickerell. Built by CG FRY this beautiful property is well-positioned boasting a welcoming hall, downstairs cloakroom, spacious living room with a bay Window, 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.

- Brand New Three Double Bedroom Detached Family Home
- Beautiful Kitchen/Diner with Integrated Appliances
- Garage & Off Road Parking For Two Vehicles
- Downstairs Cloakroom, En-Suite to Master Bedroom & Family Bathroom
- The Popular Chesil Reach Development In Chickerell
- Built By CG FRY
- 10 Year New Build Warranty with NHQB
- Well-Positioned within The Development
- Generous Sized Enclosed Rear Garden

Full Description

Welcome to Plot 39, a brand new attractive rendered 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 living room has a bright and airy feel with plenty of space for furniture and a front aspect double glazed bay window. 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 a generous sized enclosed rear garden.

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



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



CG FRY & SON

DEVELOPMENT



shower en-suite.

Outside offers a generous sized enclosed rear garden laid to lawn with a patio area abutting the property. There is gated rear access leading out onto the driveway providing off road parking for two vehicles in front of the garage. 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		94
(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 		

We value more than your property



PLOT 39

THREE BEDROOM HOME

FIRST FLOOR

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

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 max)

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

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