



Lilly Lane | Chickerell | Weymouth | DT3 4FU

**Offers Over £385,000**

BEAUMONT  JONES



## Lilly Lane | Chickereil Weymouth | DT3 4FU Offers Over £385,000

We are delighted to offer a spacious and immaculate three double bedroom semi-detached family home with a Westerly facing rear garden located within the popular Greys Field development in Chickereil. This beautiful home offers a spacious living room with patio doors leading out onto the Westerly facing garden, generous sized kitchen/diner with some integrated appliances, utility room, downstairs cloakroom, en-suite to master bedroom, family bathroom, garage and off road parking. Viewing is highly recommended to be appreciated.

- Immaculate Three Double Bedroom Semi-Detached Family Home
- Garage & Off Road Parking
- Generous Sized Kitchen/Diner Plus Utility Room
- Greys Field Development In Chickereil
- Close to Local Amenities & Well-Regarded Schools
- Westerly Facing Rear Garden
- Spacious Living Room
- Downstairs Cloakroom, En-Suite to The Master Bedroom & Family Bathroom
- Built In 2016 By CG Fry

### Full Description

Entrance into this beautiful double fronted family home is via a front aspect double glazed door leading into a warm and welcoming hall with stairs rising to the first floor and doors lead through to the ground floor accommodation. The spacious bright and airy living room offers a set of rear aspect double glazed patio doors leading out onto the Westerly facing garden, front aspect double glazed window and a gas fire set within a marble hearth and surround. The generous sized kitchen/diner is the hub of the home offering a wide range of eye and base level units with work surfaces over, integral double eye level oven with inset four ring gas





This beautiful family home is located within the popular development of Greys Field, Chickerell. Built in 2016 by CG Fry.



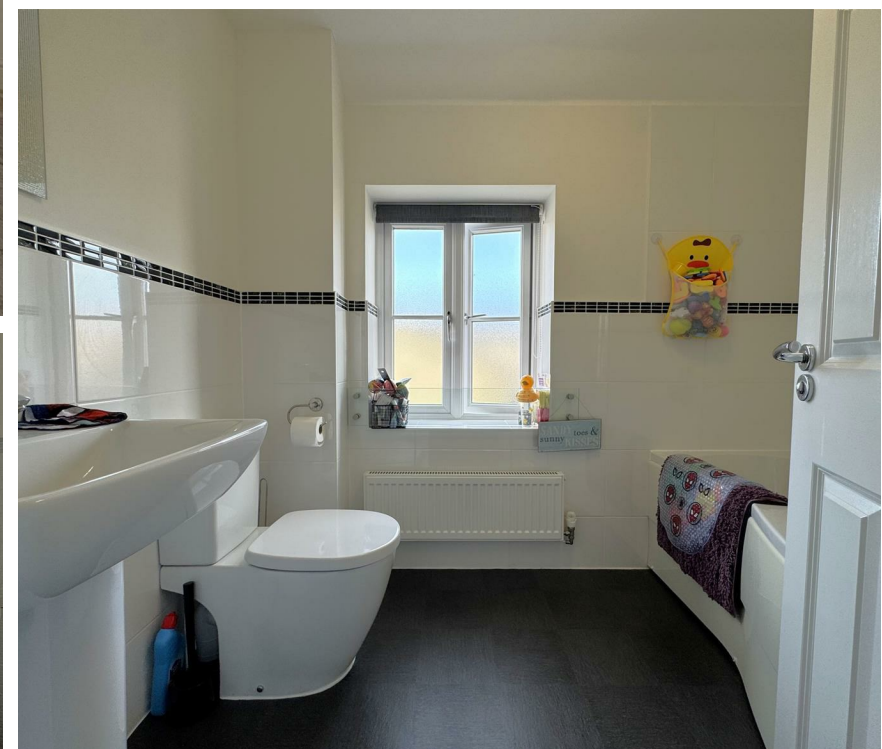
hob and extractor hood over, integrated dishwasher and fridge/freezer, rear aspect double glazed window, tiled flooring and a door leads through to the utility room. Eye and base level units with work surface over, space and plumbing for a washing machine and tumble dryer, wall mounted gas boiler, built-in under stairs storage cupboard and a rear aspect double glazed door leads out onto the Westerly facing garden. The cloakroom has a low level WC and a wash hand basin.

The first floor offers a landing area with a front aspect double glazed window, loft access via a hatch, built-in airing cupboard and doors lead through to the three double bedrooms and family bathroom. The master bedroom is a generous sized double offering a front aspect double glazed window, fitted sliding door wardrobes and a door leads through to the en-suite shower room. The modern suite comprises a shower cubicle with a wall mounted mixer shower system, low level WC, wash hand basin and a rear aspect double glazed window. Bedroom two is a further generous sized double with a front aspect double glazed window. Bedroom three is a further double with a built-in wardrobe and a rear aspect double glazed window. The family bathroom has a suite including a panel enclosed bath with a mixer shower system over and screen attached, low level WC, wash hand basin and a rear aspect double glazed window.

Outside benefits an enclosed Westerly facing rear garden laid to patio, decking and artificial grass with a raised border. There is gated rear access leading out to the garage and parking. The garage has an up and over door, power and lighting. There is one off road parking space in front of the garage.

Agents Note: There is a yearly community service charge of







£231.47

Located in the heart of the ever-popular family location of Greys Field, 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.

Rating Authority: - Dorset (West Dorset) Council. Council Tax Band D. Services: - Gas central heating, mains electric & drainage.

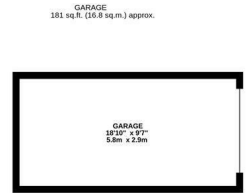
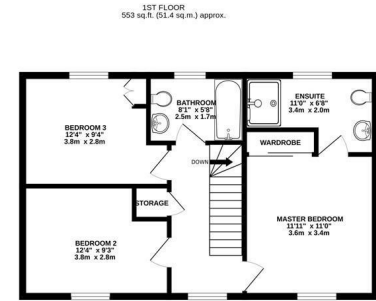
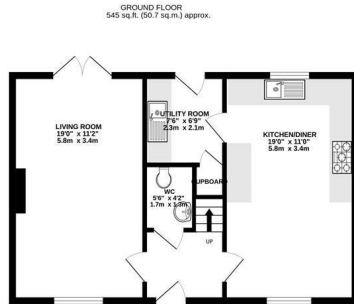
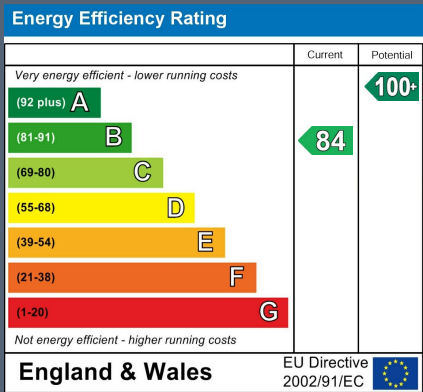
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Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



Immaculate throughout boasting a beautiful kitchen/diner plus a utility room and a Westerly facing rear garden.





TOTAL FLOOR AREA : 1280 sq.ft. (118.9 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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