



Lilly Lane | Chickrell | Weymouth | DT3 4FU

Offers Over £385,000

BEAUMONT  JONES

**Lilly Lane | Chickerell  
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 Chickerell. 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.

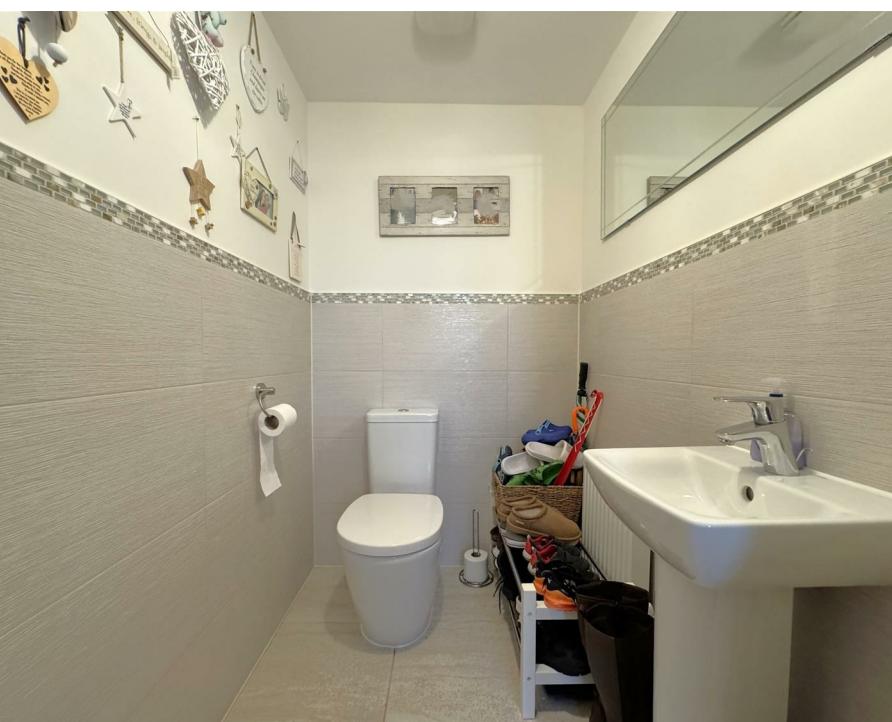
- Immaculate Three Double Bedroom Semi-Detached Family Home
- Westerly Facing Rear Garden
- Garage & Off Road Parking
- Spacious Living Room
- Generous Sized Kitchen/Diner Plus Utility Room
- Downstairs Cloakroom, En-Suite to The Master Bedroom & Family Bathroom
- Greys Field Development In Chickerell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

### **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.

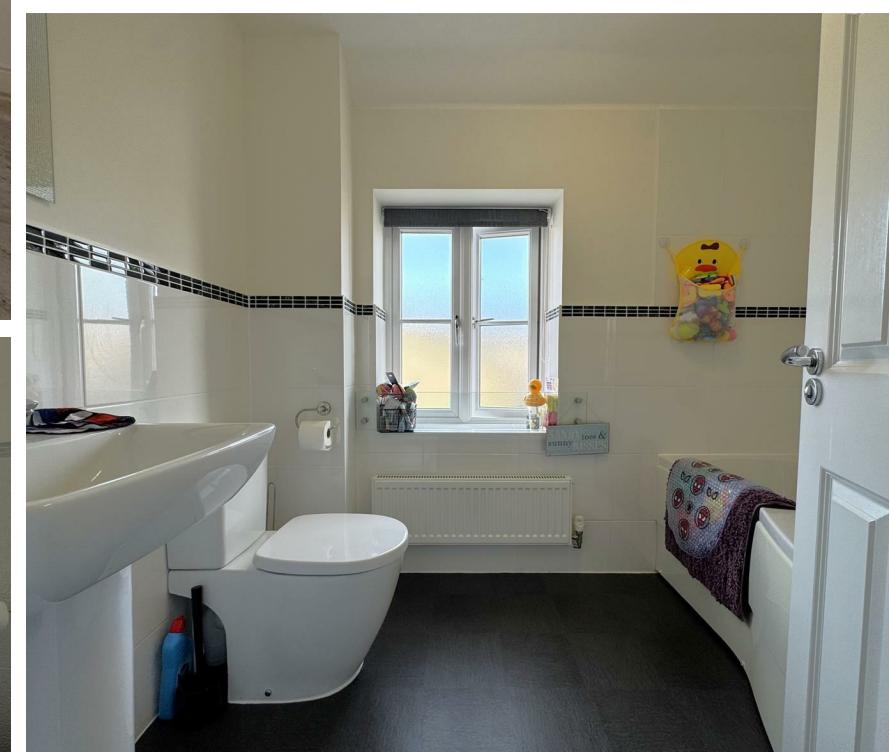


hob and extractor hood over, integrated dishwasher and fridge/freezer, rear aspect double glazed window, tiled flooring and a door leads through to the utility room. Eye and base level units with work surface over, space and plumbing for a washing machine and tumble dryer, wall mounted gas boiler, built-in 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 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.

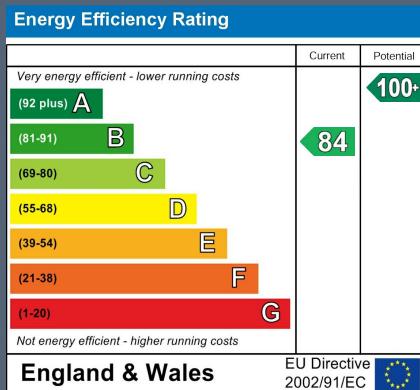
Rating Authority: - Dorset (West Dorset) Council. Council Tax Band D. Services: - Gas central heating, mains electric & drainage.

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.

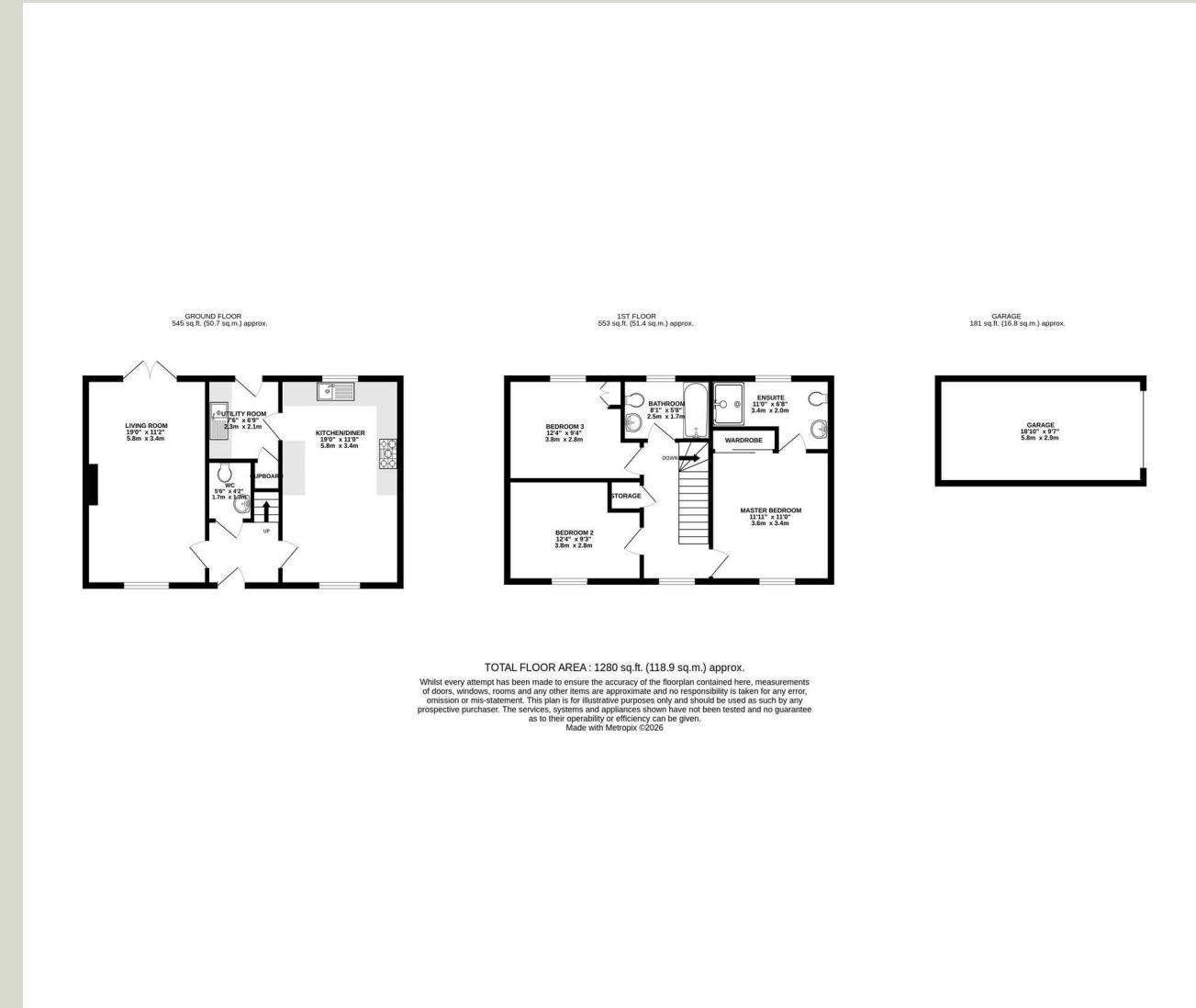
Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



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



We value more than your property



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