



**Connells**

Elziver Close  
Chickerell Weymouth





### Property Description

Connells Estate Agents, Weymouth are pleased to bring to the market this detached, three bedroom family home situated in a cul de sac location in the popular area of Chickerell. The accommodation comprising entrance hall, downstairs shower room, lounge/diner, sun room, kitchen, three bedrooms and a newly fitted family bathroom. To the outside is a garage and side garden with access to a fully enclosed westerly facing rear garden. Viewing is highly recommended.

### Accommodation

#### Entrance Hall

Upvc door to hall. Wall mounted radiator.

#### Lounge

14' x 11' 2" (4.27m x 3.40m)

Front and side aspect windows. Consumer unit. Two radiators. Coving.

#### Kitchen / Diner

14' 10" x 9' 3" (4.52m x 2.82m)

Rear aspect upvc door to Sun Room. Fully fitted kitchen with a range of wall and base units incorporating a sink drainer with gas hob and electric oven. Space for fridge freezer. Partly tiled. Wall mounted radiator

#### Sun Room

11' 6" x 7' 6" (3.51m x 2.29m)

Rear aspect upvc window and sliding door to the rear garden. Plumbing for washing machine

#### Shower Room

Suite comprising walk in shower, WC and vanity unit, extractor fan. Rear aspect upvc window



## First Floor

### Landing

Stairs from ground floor. Doors to: -

### Bedroom One

11' 2" x 8' 2" (3.40m x 2.49m)

Front aspect upvc window. Wall mounted radiator. Fully fitted wardrobe. Loft hatch

### Bedroom Two

9' 3" x 8' 2" (2.82m x 2.49m)

Rear aspect upvc window. Wall mounted radiator. Fully fitted wardrobe.

### Bedroom Three

8' 3" x 6' 5" (2.51m x 1.96m)

Front aspect upvc window. Wall mounted radiator

### Bathroom

Newly fitted bathroom comprising wash hand basin, WC, and panel enclosed bath. Partly tiled. Cupboard housing hot water tank. Rear aspect window

## Outside

### Front Garden

Driveway for 2 cars. Wall shingled area. Side access to rear garden

### Rear Garden

Side gate to front garden. Fully enclosed rear garden which is laid to lawn and mature shrubs.

### Garage

Up and over door with power



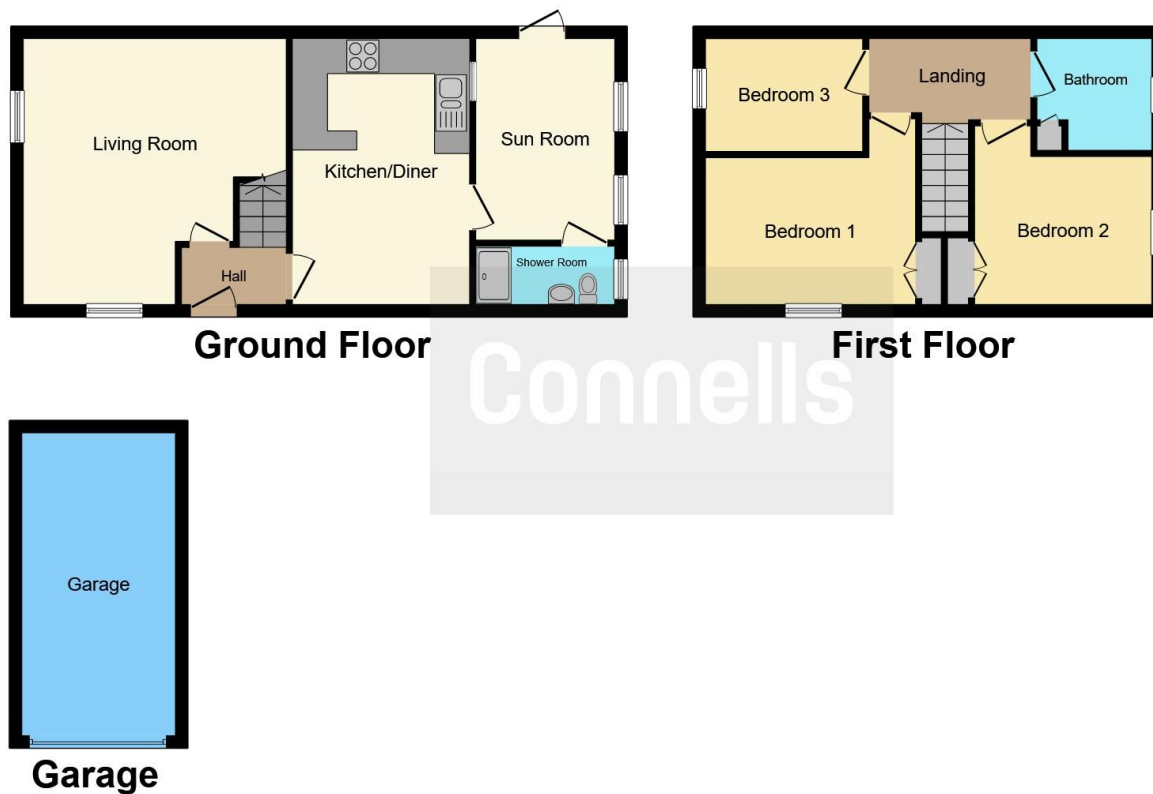












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

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