



Connells

Chickerell Road Chickerell Road
Weymouth



Property Description

A small development of three brand-new 3 bedroom eco-friendly contemporary homes, located on Chickerell Road. Each home is rich in tasteful architectural and luxurious contemporary finishes internally.

Within walking distance of the town centre, railway station, schools and a wealth of recreational and sporting facilities, these homes are ideal for young families, professionals and retired alike.

All three dwellings comprise of three well-proportioned bedrooms, modern fitted family bathroom, downstairs cloakroom, modern fitted kitchen and open plan lounge/dining room. Outside is an enclosed southerly rear garden & two allocated parking spaces.

Plots Available - PRICES FROM £379,000...

Plot 1 - 3 Bedroom 1 Bathroom Detached home - £385,000 (with additional front garden)

Plot 2 - 3 Bedroom 1 Bathroom Detached home - £395,000

Plot 3 - 3 Bedroom 1 Bathroom Detached home - £379,000



Hallway

Composite door leading into: -

Entrance

Front aspect double glazed window.

Stairs rise to the first floor.

Under stairs storage space.

Fully tiled floor with Wi-Fi controlled underfloor heating.

Oak door leading into: -

Wc

5' 8" x 2' 6" (1.73m x 0.76m)

Suite comprising low level WC, wash hand basin.

Side aspect double glazed opaque window.

Fully tiled floor with underfloor heating.

Kitchen

15' 8" x 8' 8" (4.57m x 2.64m)

Front aspect double glazed window

Modern Symphony fully fitted kitchen.

Samsung oven and induction hob.

Integrated Beko dishwasher.

Upstands and splashback fully tiled.

Fully tiled floor with underfloor heating.

Built in USB socket.

Brushed nickel switches and sockets

Lounge / Diner

14' 3" x 15' (4.34m x 4.57m)

Side aspect double glazed window.

Rear aspect double glazed French doors which provide access to the garden and enjoy a southerly aspect.

Fully tiled floor with underfloor heating.

First Floor

Landing

Side aspect double glazed window.
Cupboard with low energy air source heat bump water tank.

Oak door leading into: -

Bedroom One

10' 9" x 12' 1" (3.28m x 3.68m)

Two front aspect double glazed windows which enjoy elevated views.

Built in USB sockets.

Skirt boarding.

Bedroom Two

12' 1" x 8' Max (3.68m x 2.44m Max)
Side aspect double glazed window.
Built in USB sockets.
Skirt boarding.

Bedroom Three

8' 6" x 10' 3" (2.59m x 3.12m)
Rear aspect double glazed window which enjoys a southerly aspect.
Built in USB sockets.
Skirt boarding.

Bathroom

6' 1" x 6' 1" (1.85m x 1.85m)
Rear aspect double glazed window which enjoys a southerly aspect.
Modern suite comprising low level WC and wash hand basin.
Porcelanosa tiling.
Saneux sanitaryware.
Hansgrohe taps.

Outside

Front Garden

Lawned and paved areas with steps leading to front door.

Rear Southerly Facing Garden

Initial paved area with majority laid to lawn, fully enclosed by fencing.
Electric car charging point.
Twin outside power sockets

Allocated Parking

Two allocated spaces.

Specification

Kitchen:

Contemporary fully fitted Symphony designer kitchen.
Samsung stainless steel electric oven
Samsung Induction hob
Beko integrated dishwasher
Electric underfloor heating
Range of low voltage lighting

Bathrooms:

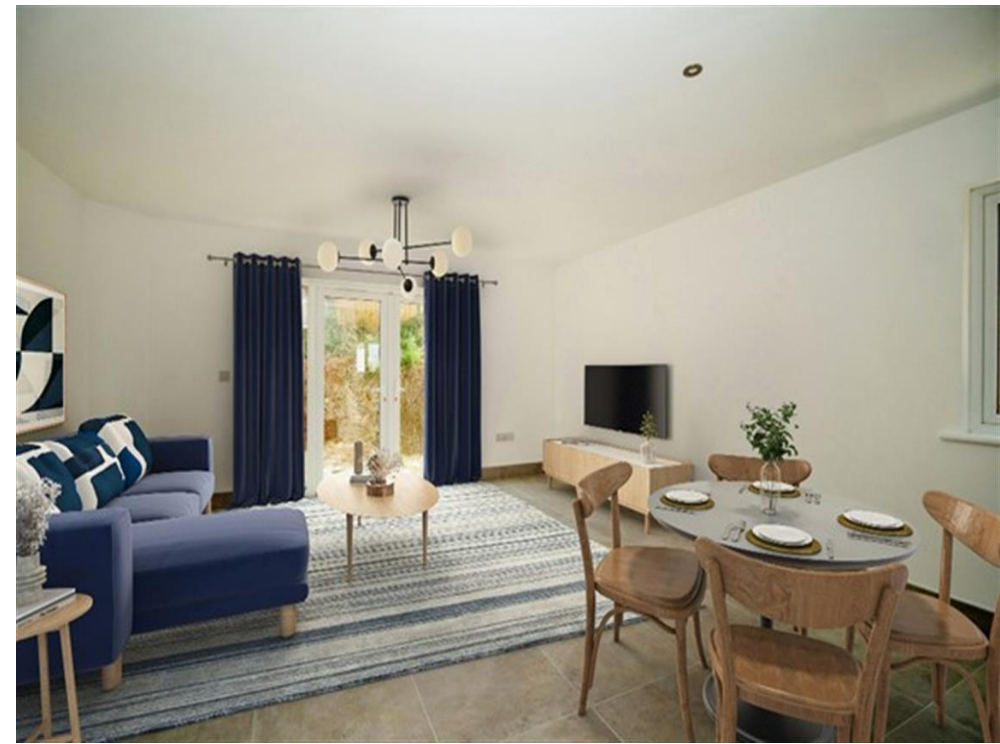
Walls and floor fully tiled with Porcelanosa tiles.
Stylish and contemporary Hansgrohe taps, Saneux sanitaryware and wall hung vanity unit.
Either shower enclosure / bath incorporating shower screen and shower column.
Range of low voltage lighting

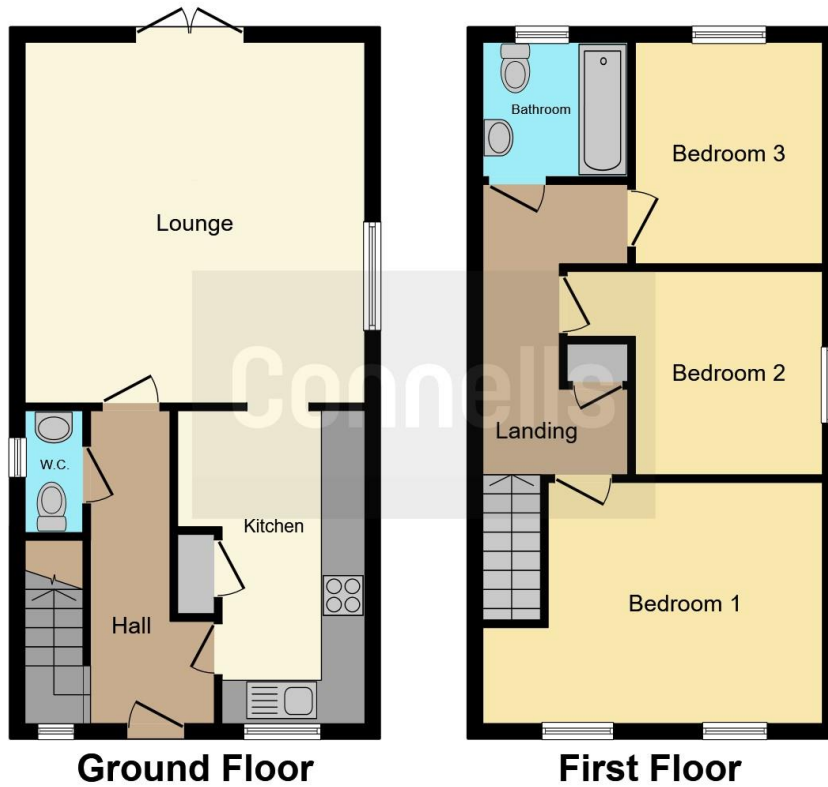
General:

Oak Internal doors, tiled flooring downstairs
Ample power points, TV and telephone points.
10 year building guarantee

Please Note

Please note that images used may be computer generated and/or from a show-home by the developer and are meant for guidance only. Images are general of the development and may not relate to your chosen Plot - clarification should be sought from our sales team.





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

To view this property please contact Connells on

T 01305 770 333
E weymouth@connells.co.uk

84 St. Thomas Street
 WEYMOUTH DT4 8EN

EPC Rating: Exempt

view this property online connells.co.uk/Property/WEY308466



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WEY308466 - 0009