



**Connells**

Oldridge Road  
Chickerell Weymouth



## Property Description

A spacious lounge receiving plentiful natural light gained via a dual aspect. The room features an attractive fireplace and offers a set of french doors to the rear that provide access to the garden.

The kitchen is fitted to an extremely high standard, boasting a comprehensive range of wall and base level units that provide ample storage options with work surfaces over. The room offers tiled flooring and a wealth of integral appliances. The property benefits from a separate utility room that offers additional storage and space for a washing machine.

The quality of finish and presentation continues to the first floor where there are three generous bedrooms, the master benefiting from en-suite facilities.

Also situated on the first floor is the family bathroom, tastefully fitted with a low level wc, a wash hand basin and a panel enclosed p-shaped bath with shower attachment over.

The property benefits from an additional cloakroom situated on the ground floor.

Externally there is a generous enclosed garden to the rear that is laid predominately to lawn with an area of patio abutting the property ideal for alfresco dining. A paved pathway leads to gated rear access and to a single garage with up and over door, power, and light.

## Entrance

Glazed composite door leading into: -

## Hallway

Stairs rise to the first floor. Door leading into:

## Cloakroom

Suite comprising low level WC, pedestal wash hand basin. Tiling. Tiled flooring. Extractor fan.

## Lounge

10' 6" x 18' 10" (3.20m x 5.74m)

Front aspect double glazed window which enjoys a southerly aspect. Feature gas fireplace with surround. Radiators. Thermostat. Double glazed French doors to garden. Carpeted. Telephone and Television point.

## Kitchen/ Diner

10' 4" x 18' 10" (3.15m x 5.74m)

Modern fitted kitchen comprising wall and base units with roll edge worksurfaces over. Inset one and a half bowl sink. Built in double oven. Inset gas hob with extractor hood over. Integrated fridge, freezer, and dishwasher. Tiling. Downlighting. Radiator. Air ventilation system. Double aspect double glazed windows. Tiled flooring. Radiator. Door leading into: -

### Utility Room

7' 6" x 6' 8" (2.29m x 2.03m)

Comprising wall and base units with roll edge worksurfaces over. Inset single bowl sink unit. Space for washing machine and tumble dryer.

Radiator. Tiling. Tiled flooring. Understairs storage cupboard. Door to garden

### First Floor

#### Landing

Front aspect double glazed sash window. Loft access. Radiator. Door into: -

#### Bedroom One

10' 6" x 14' 7" Max (3.20m x 4.45m Max)

Front aspect double glazed sash window. Radiator. Telephone point. Door into: -

#### En Suite

6' x 10' (1.83m x 3.05m)

Suite comprising fitted double shower cubicle with mains shower over, wash hand basin and low level WC. Shaver point. Tiling. Radiator. Rear aspect double glazed window. Extractor vent.

#### Bedroom Two

10' x 9' 4" (3.05m x 2.84m)

Rear aspect double glazed window. Radiator. Telephone point.

#### Bedroom Three

9' x 11' 7" (2.74m x 3.53m)

Front aspect double glazed sash window. Radiator. Telephone point.

#### Bathroom

8' 1" x 5' 6" (2.46m x 1.68m)

Suite comprising pedestal wash hand basin, close coupled WC, and panelled bath with main shower over. Tiling. Radiator. Extractor fan. Rear aspect double glazed window.

### Outside

#### Rear Garden

Paved patio area leading to lawned garden. A variety of planting and shrubs. Garden enclosed by fencing with rear gated access leading to the driveway and garage.

#### Garage

9' 3" x 16' 6" (2.82m x 5.03m)

Pitched roof with up and over door, power, and light.

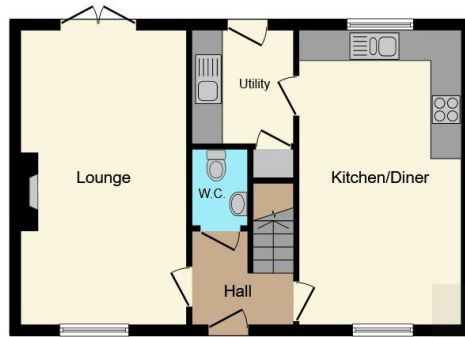
### Agents Notes

Please be advised that there is an Area Management Fee of approximately £190 per annum.





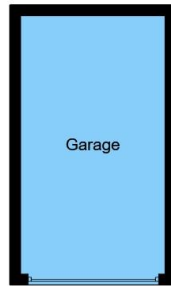




**Ground Floor**



**First Floor**



**Garage**



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**EPC Rating: B**

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Tenure: Freehold



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