



**Connells**

Chalbury Lodge  
Preston Weymouth





### Property Description

Enter the property into the hallway granting access to all rooms on the ground floor and stairs rising to the upper floor. The living room is certainly the hub of the home, a well-proportioned, bright and airy room with double doors that lead outside, helping to merge the boundaries between home and garden.

The property also boasts an additional reception room that offers versatility to the ground floor. The kitchen is located to the front of the property, a good size offering a wide range of eye level and base units, ample work surface, integrated oven and hob with plumbing for dishwasher and washing machine. A cloakroom completes the ground floor perfectly.

Ascending to the upper floor there are three bedrooms and a family bathroom. A good landing offers plenty of storage while leading to all rooms. The first two bedrooms are good-sized doubles, both with attractive outlooks from their respective windows, the third bedroom is a single. The family bathroom comprises a bath with shower over, vanity wash hand basin and W.C.

A private enclosed garden is a fair size, with an established plant border and a paved patio area with the garage and parking to the front.

### Entrance Porch

Glazed door into: -

### Entrance Hall

Stairs rise to the first floor. Skirting boarding. Coving. Dado railings. Wall mounted radiator and understairs storage. Front aspect glazed window. Power points. Telephone point. Carpeted. Thermostat. Door leading into: -

### Cloakroom

Front aspect window, low level WC and wash hand basin. Tiling. Extractor fan.

### Kitchen

11' 1" x 9' (3.38m x 2.74m)

Fitted kitchen with a range of wall and base units incorporating an inset sink drainer with worksurfaces over. Four ring hob unit with electric oven. Integrated fridge freezer. Space and plumbing for washing machine. Wall mounted boiler. Tiling. Wall mounted radiator. Front aspect glazed window.

### Lounge

18' x 9' 4" plus door recess (5.49m x 2.84m plus door recess)

Carpeted. Two wall mounted radiators. Coving. Skirt boarding. Dado railings. Power points. Television point. Telephone point, two rear aspect glazed windows. Rear aspect glazed french doors providing access to the garden. Feature fire with surround.

## Dining Room

14' 6" x 8' 5" (4.42m x 2.57m)

Rear aspect glazed windows which enjoys views overlooking the garden. Coving. Skirt boarding. Power points. Wall mounted radiator.

## First Floor

### Landing

Coving. Skirt boarding. Dado railings. Carpeted. Loft access. Storage cupboard. Doors leading into: -

### Bedroom One

14' 8" x 9' 1" plus door recess (4.47m x 2.77m plus door recess)

Rear aspect glazed window. Carpeted. Built in wardrobe. Electrical points. Skirting board. Coving. Dado railings. Wall mounted radiator.

### Bedroom Two

12' 6" x 11' 2" max (3.81m x 3.40m max)

Front aspect glazed window. Wall mounted radiator. Carpeted. Skirting board. Power points. Built in wardrobe.

### Bedroom Three

8' 3" x 6' 9" (2.51m x 2.06m)

Rear aspect double glazed Velux window. Built in wardrobe. Wall mounted Radiator. Skirting board. Coving. Power points.

## Bathroom

Suite comprising bath with shower over and mixer taps, wash hand basin and WC. Tiling. Coving. Skirt boarding. Wall mounted radiator. Front aspect skylight,

## Outside

### Driveway

Located in front of the garage with space for one vehicle.

### Rear Garden

Fully enclosed rear garden with a variety of planting and shrub borders. Lawned and paved patio area. Access to garage.

### Garage

Double wooden doors. Rear aspect glazed wooden door providing access to the garden.



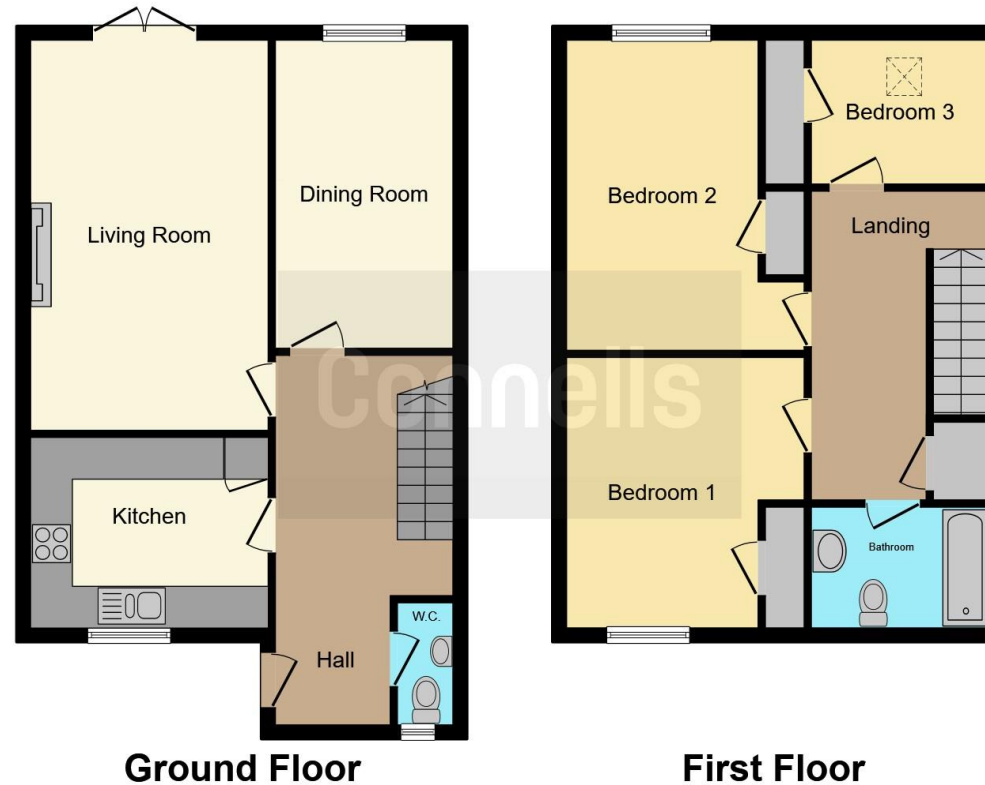












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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**

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Tenure: Freehold



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