



Connells
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FOR SALE

Connells

Whynot Way
Chickerell Weymouth



Property Description

A spacious lounge receiving plentiful natural light gained via a front aspect. The room features a slick presentation with an attractive fireplace, Portland stone hearth and oak herringbone flooring,

The kitchen/dining is fitted to an extremely high standard, boasting a comprehensive range of wall and base level units that provide ample storage options with quartz worksurfaces over. This space is certainly the hub of the home.

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 bath with shower attachment over. The property benefits from an additional cloakroom situated on the ground floor.

Externally there is a generous enclosed westerly facing 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 large, detached garage with barn style door, power and light.

Entrance

Glazed composite door into: -

Hallway

Tiled flooring. Thermostat. Stairs rise to the first floor. Consumer unit. Power points. Wall mounted radiator. Glazed Oak door leading into: -

Living Room

17' 1" Max x 11' 8" narrowing to 8' 7" (5.21m Max x 3.56m narrowing to 2.62m)

Oak herringbone flooring. Feature wood effect gas burning stove with feature Portland stone hearth. Front aspect double glazed window with fitted shutters. Power points. Television point. Skirt boarding. Wall mounted radiator.

Kitchen/Dining Room

18' 2" x 11' 8" (5.54m x 3.56m)

Dark green shaker style fitted kitchen with a range of wall and base units, breakfast with quartz worksurfaces over. NEF double oven and induction hob with stainless steel cooker over. Inset ceramic sink. Integral dishwasher.

Inset spot lighting. Continuation of tiled flooring. Wall mounted boiler. Space for American fridge freezer. Wine rack. Vertical wall mounted radiator. Power points. Side aspect double glazed upvc door providing access to the driveway. Rear aspect double glazed window. Rear aspect double glazed french doors providing access to the rear garden.

Cloakroom

Suite comprising low level WC, wash hand basin, wall mounted heated towel rail. Side aspect opaque double glazed window. Continuation of tiled flooring.

First Floor

Landing

Carpeted. Side aspect double glazed window. Airing cupboard. Loft access. Power points. Oak door leading into: -

Bedroom One

11' 8" Max x 13' 7" max (3.56m Max x 4.14m max)

Front aspect double glazed window with fitted shutters. Oak effect Karndean flooring. Wall mounted radiator. USB Power points. Skirt boarding. Two double mirrored fitted wardrobes. Oak door leading into: -

En Suite

Suite comprising shower unit, low level WC, wash hand basin, wall mounted heated towel rail. Front aspect opaque double glazed window with built in cupboards. Oak effect Karndean flooring. Skirt boarding. Shaver point. Inset spot lighting.

Bedroom Two

8' 7" x 12' 8" (2.62m x 3.86m)

Rear aspect double glazed window with fitted shutters. Carpeted. Wall mounted radiator. Power points. Television point. Skirt boarding.

Bedroom Three

9' 1" Max x 9' 7" max (2.77m Max x 2.92m max)

Rear aspect double glazed window with fitted shutters. Carpeted. Wall mounted radiator. USB Power points. Skirt boarding.

Bathroom

Suite comprising panelled bath with shower over, low level WC, wash hand basin, wall mounted heated towel rail. Tiling. Side aspect opaque double glazed window. Continuation of oak flooring. Skirt boarding. Shaver point.

Outside

Front Garden

Laid to lawn with a variety of planting and shrubs.

Westerly Rear Garden

Initial patio area with steps leading to a feature decked area, perfect place to unwind in the summer evenings. Laid to lawn with raised flower beds. Fully enclosed by fencing and brick walls. Access to the garage. Access to the side storage area. Water tap.

Driveway

Ample parking for two cars.

Garage

16' 5" x 7' 7" (5.00m x 2.31m)









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

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 Band: D

Tenure: Freehold

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