

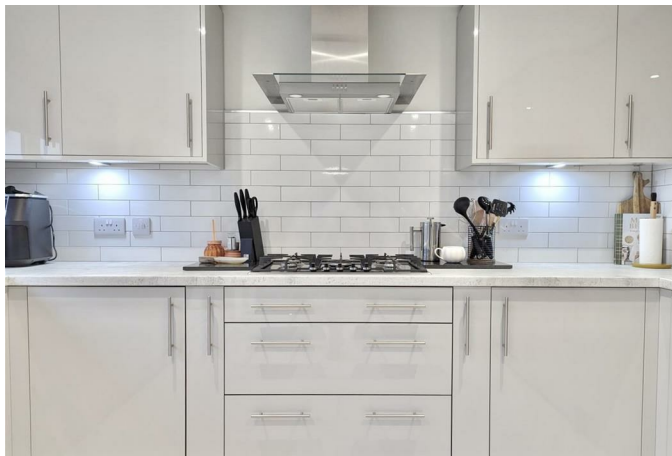


Courage Way , Chickerell DT3 4GJ

- Three bedroom Semi-detached family home
 - Large, modern kitchen/Diner
 - Off-road parking
- New development in Chickerell
- Two years old
- Master bedroom with En-suite
- Garage
- Quite village location

£365,000 Freehold





Location

Location

Chesil Reach is an incredibly popular development in Chickerell within walking distance to a range of local amenities and facilities including Post Office, village hall, chemist, library and two public houses. A short drive will take you to ALDI supermarket and Starbucks as well as a variety of popular stores.

Nearby you will find a network of coastal footpaths surrounded by picturesque views overlooking the Fleet Lagoon.

An excellent location for Chickerell Academy and Budmouth College.

Entrance

Iron Fence enclosed paved frontage with space for pot plants and stone path to UPVC double glazed front door into Hallway, stairs to first floor, wall mounted radiator, laminate flooring that continues through to lounge. Under stair storage with Internet master socket and doors into all rooms;

Living Room

9'8" x 14'6"

Front aspect reception room with double glazed window. Laminate flooring, central electric fire in wooden fireplace, dark wood paneling on either side. power-points. Wall mounted radiator. Central pendant hanging light

Cloakroom

3'3" x 6'2"

Downstairs WC with tiled flooring, partially tile wall, wall mounted miniature radiator. Low level WC and free standing wash basin.

Kitchen/Diner

17'3" x 12'1"

Rear aspect kitchen diner with wide UPVC double glazed window overlooking rear garden and double patio doors out onto stone paved patio.

This stunning kitchen benefits from a wide range of Grey high- gloss eye and base level units with matching white and grey granite effect worktop. Benefiting from integrated Washing machine, Dishwasher, 5 Ring gas hob with extractor over, double eye level ovens and fridge-freezer. it also has space for a Tumble-dryer or other counter high appliance. The one and half bowl stainless steel sink is located under the window and has a white tile splash back that continues around the kitchen.

The dining area is located next to the patio doors and as such benefits from ample natural light and has a pendant hanging light above. Behind the kitchen door is a further base level unit with space for an appliance with worktop above and wall mounted fuse board behind a panel.

First floor landing

The stairs with Bannister and hand rail on both sides leads up to a spacious landing with doors to all rooms including a large airing cupboard housing a Wall mounted combi- boiler and space for storage. Loft access.

Bedroom 1

12'1" x 9'10"

Rear aspect double bedroom overlooking rear enclosed garden. Laminate flooring, wall mounted radiator, hanging ceiling light and doorway into..

En-suite

4'3" x 6'10"

Side aspect en-suite with laminate flooring. Large walk in shower, wall mounted towel rail, and wall mounted wash basin. low level WC with partially tiled walls.

Bedroom 2

9'6" x 9'10"

Front aspect double bedroom with UPVC double glazed window. Wall mounted radiator. Hanging ceiling light.

Bedroom 3

9'10" x 7'2"

Rear aspect bedroom with UPVC double glazed window overlooking rear garden. wall mounted radiator. hanging ceiling light

Bathroom

7'2" x 6'4"

Front aspect bathroom with double glazed UPVC window. laminate flooring and partially tiled walls. P shaped bath with glass shower screen and shower over. Low level WC, free standing wash basin and heated towel rail. spotlighting.

Rear Garden

Fully wall enclosed rear garden with large stone paved patio area and partially laid to lawn. Patio door access to kitchen / diner and side access via lockable wood gate to drive and garage.

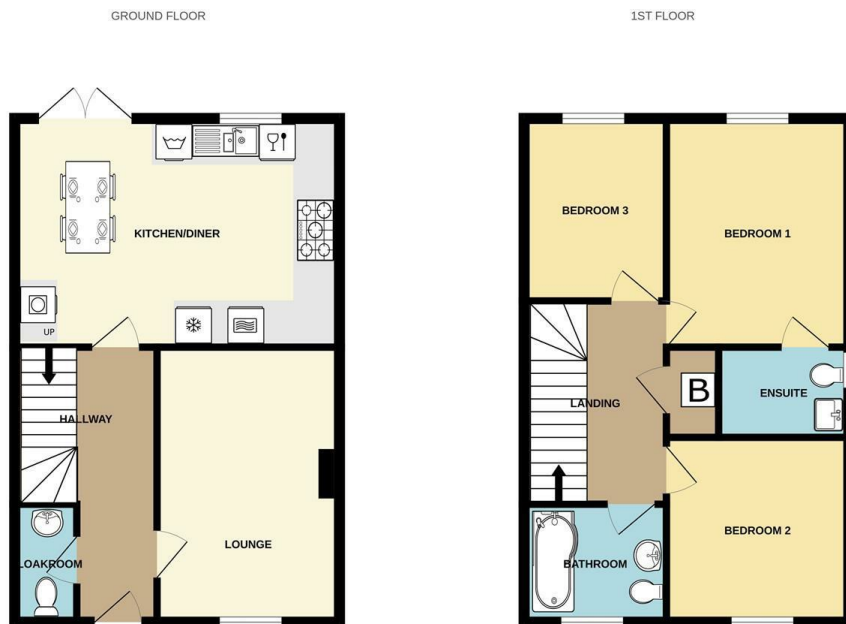
Garage & Parking

9'6" x 22'6"

Private drive at the side of the property provides parking for 2 vehicles as well as access to the garage with up and over door.



Local Authority
Council Tax Band **D**
EPC Rating **B**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Direct Moves Estate Agents Office

9 Westham Road
Dorset
Weymouth
DT4 8NP

Contact

01305 778500
sales@directmoves.com
<https://directmoves.com/>

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