



Instinct Guides You



## Aldabrand Close, Chickerell, Weymouth Offers Over £400,000

- Double Garage
- Ensuite
- Two Reception Rooms
- Conservatory
- Large Resin Driveway
- Formerly Four Bedroom
- Large Corner Plot
- Chickerell
- Ideal Family Home
- Close To Amenities



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A former four bedroom detached family home \* positioned on a large tucked away corner plot with double garage, large resin driveway with gated entrance, two reception rooms and ensuite in the popular location of Chickerell.

The property is very unique for its location offering well proportioned accommodation throughout with ample space for families to enjoy.

Approaching the property you instantly appreciate the size of the plot with an array of parking leading to the double garage with ample space for multiple vehicles with gardens that surround the house. Access into the property is via the connecting porch from the house to the garage with additional access to the side of the property. The hallway leads through to the downstairs accommodation including lounge, dining room, kitchen, cloakroom and conservatory. The spacious lounge is located at the rear of the property enjoying a bright sunny aspect with wood style flooring which continues through into the dining room and conservatory creating a great connecting space. The conservatory is a good size linking the kitchen and dining room together making this perfect for entertaining and family living also benefiting from a southerly and westerly aspect. The kitchen is contemporary in style with high gloss base and eye level units with some integrated appliances and space for range cooker with extractor hood over.

Ascending to the first floor are three/four bedrooms, ensuite and family bathroom. The principal bedroom was opened through to the adjacent bedroom creating a walk in dressing room which worked as a preference for the current vendors. Bedrooms two is a fair sized double room with a range of fitted furniture benefiting the southerly aspect with bedroom four working well as a child's room or office. Finishing the accommodation is the family bathroom with vanity unit, bath with shower over and w/c.

## Room Dimensions

Lounge 17'4" max x 10'7" max irregular shape (5.3 max x 3.23 max irregular shape)

Dining Room 12'8" x 9'7" (3.88 x 2.94)

Kitchen 13'9" x 7'6" max (4.2 x 2.31 max)

Conservatory 14'11" x 12'11" (4.57 x 3.96)

Bedroom One 13'7" max x 9'11" (4.16 max x 3.03)

Bedroom Two 9'10" x 9'2" (3.02 x 2.8)

Bedroom Three 10'7" x 6'10" (3.23 x 2.1)

Bedroom Four/Dressing Room 10'5" x 8'7" max (3.2 x 2.62 max)

## Agents Note \*

Built as a four bedroom house but currently arranged as a three bedroom with dressing room. This could be reinstated by any new purchaser if four bedrooms was preferred.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.