



Instinct Guides You



Galesworthy Drive, Chickereil, Weymouth Offers In Excess Of £500,000

- Substantial Family Home
- Four Double Bedrooms
- Garage & Parking
- Bathroom & En-Suite
- Two Reception Rooms
- Approximately 9 Years Old
- Remainder of NHBC Warranty
- Popular Location of Chickereil
- Close To Schools
- Local Supermarket Nearby



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A very well presented FOUR DOUBLE BEDROOM detached family home situated in the popular location of Chickerell offering TWO RECEPTION rooms, utility, downstairs WC, GARAGE & PARKING. This substantial family home is situated in a peaceful location on Galesworthy Drive within close proximity to many amenities including POPULAR SCHOOLS, pubs, supermarket and coffee shop. The property, built by CG Fry, is approximately 9 years old and benefits from the remainder of the 10-Year NHBC warranty.

Entering into the property, the spacious hall has doors leading to all downstairs accommodation, downstairs cloakroom and stairs rising to the first floor.

The lounge, spanning the width of the left-hand side of this home is a generous sized room leaving ample room for furnishings, a feature fireplace gives the room a warm and cosy feel whilst double doors lead out to the rear garden and allow plenty of natural light to flood the space.

The kitchen is substantial in size and flows beautifully into a dining area. The kitchen offers a range of modern fitted wall and base units with built in appliances such as a dishwasher, fridge/freezer and an eye-level double oven whilst a door leads into the useful utility and an opening leads into the dining room. The dining room is an excellent space to enjoy family dining & entertainment.

Ascending to the first floor are four double bedrooms, en-suite and family bathroom. All bedrooms are doubles with ample room for furnishings whilst bedroom one benefits from an en-suite comprising double shower cubicle, wash hand basin and WC. To finish accommodation is the family bathroom offering a bath with shower over, wash hand basin & WC.

To the rear of the property is a well proportioned garden that benefits side access. A patio space creates a perfect space to entertain and the remainder of the garden has been tastefully landscaped to with a low maintenance finish in mind, decorated by attractive bushes and shrubs.



Room Dimensions

Sitting Room 18'4" x 10'9" (5.6m x 3.3m)

Kitchen 19'0" max x 13'9" max (5.8m max x 4.2m max)

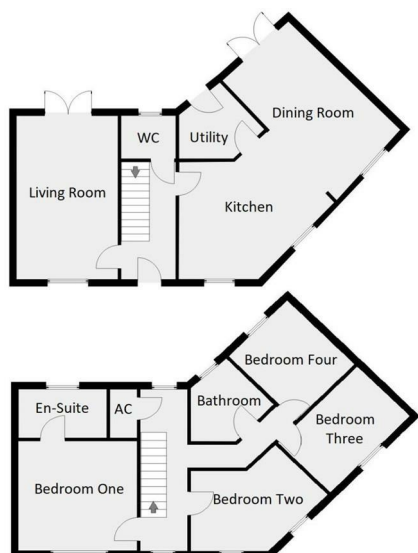
Dining Room 18'0" x 10'5" max (5.5m x 3.2m max)

Bedroom One 13'5" x 10'9" (4.1m x 3.3m)

Bedroom Two 16'4" x 13'1" max (5.0 x 4.0 max)

Bedroom Three 13'1" x 7'10" max (4.0m x 2.4m max)

Bedroom Four 9'10" x 8'6" (3.0 x 2.6)



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

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	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.