



Instinct Guides You



Oldridge Road, Chickerell, Weymouth £455,000

- Large Three Bedroom Detached Home
- Double Garage & Parking
- Large Kitchen/Diner
- Attractive Landscaped Garden
- Three Double Bedrooms
- Chickerell, Weymouth
- Beautiful Condition Throughout
- Utility Room & Cloakroom
- Bathroom + En-suite
- Amenties & Transport Links Nearby



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Step through the front door of this very well-presented THREE-DOUBLE BEDROOM detached home, and you'll find yourself surrounded by modern comfort and stylish design. Built just five years ago by CG Fry's, this residence boasts contemporary construction, a DOUBLE GARAGE with PARKING, and an exceptional kitchen/diner.

The open-concept kitchen/dining area creates a brilliant environment for both family living and entertaining. Large windows flood the interior with natural light, illuminating the shaker-style kitchen units. The kitchen offers ample storage and built-in appliances including an oven/hob, dishwasher, and fridge freezer. A utility room offers further storage and room for appliances. The living room contrasts the substantial open-plan kitchen/diner perfectly and offers a cosy retreat with a feature fireplace and double doors opening into the rear garden. A Spacious cloakroom finishes the ground floor perfectly.

Ascending to the first floor there are three double each of which provides its own unique charm. The principal bedroom is a substantial size offering ample room for a range of furniture and boasts a spacious en-suite shower room with a large step-in shower cubicle. The remaining double bedrooms are well proportioned with bedroom two enjoying pleasant views into the rear garden. The family bathroom is well-appointed, featuring modern fixtures, and decorative tiling.

Outside, the home has a well-landscaped rear garden, offering a perfect blend of greenery and outdoor living space. A number of flowers and bushes offer an attractive outlook and a decking area catches beautiful sun. Pedestrian-side access leads out to the double garage and driveway parking.

The property boasts the remainder of the NHBC warranty promising peace of mind for the new homeowner. Greys Field has been an incredibly popular development and given its position in Chickerell offers a range of amenities, transport links and country walks close by.



Room Dimensions

Living Room 18'9" x 9'10" (5.74 x 3.01)

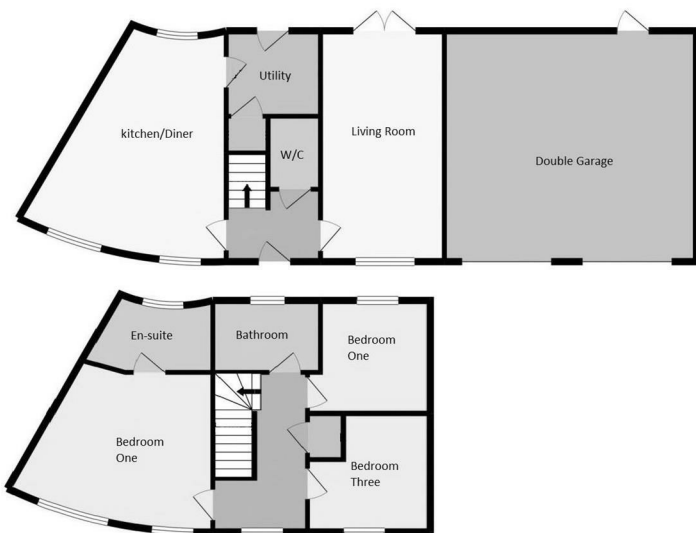
Kitchen/Diner 19'0" > 9'11" x 18'9" (5.81 > 3.03 x 5.74)

Bedroom One - Irregular Shape 17'10" max x 12'4" max (5.45 max x 3.77 max)

Bedroom Two 9'5" x 9'3" (2.89 x 2.82)

Bedroom Three 10'11" > 7'10" x 9'3" > 6'2" (3.34 > 2.40 x 2.83 > 1.88)

Bathroom 7'9" x 5'5" (2.38 x 1.67)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		93
	(81-91) B		84
	(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	

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	

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.