



Instinct Guides You



Chesil Reach, Chickerell, Weymouth £440,000

- Garage & Parking
- Two En-Suite's & Bathroom
- Beautiful Outlook Over Grace Green
- Four Bedroom Family Home
- Brand New Home, Chickerell
- 10 Year NHBC Warranty
- Open 7 Days A Week For Viewings
- Attractive Westerly Garden



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Now Open 7 Days A Week For Viewings

Welcome to a brand-new four-bedroom mid-terrace property that seamlessly blends style, comfort, and functionality. The attractive home boasts generous living spaces including a formal DINING ROOM, STUDY, and OPEN PLAN KITCHEN/DINER. Externally there is an attractive WESTERLEY GARDEN, GARAGE and ONE PARKING SPACE.

Step through the front door into a modern, contemporary home finished to a fantastic standard by a reputable, local developer. The open-plan kitchen/dining area creates an excellent environment for family living and entertaining. The kitchen has a range of fitted units and benefits built-in oven, hob, dishwasher & fridge freezer. Adjacent is a spacious dining room that offers versatility for the homeowner. A cloakroom finishes the ground floor perfectly.

Rising to the first floor is the sitting room, study, and bedroom two. A well-proportioned double room with a beautiful shower room en-suite. Uniquely the en-suite has Jack and Jill doors so can also be accessed via the hallway and used as a family bathroom. The study is a versatile room, perfect for a home office or nursery.

On the second floor is a further three bedrooms and a dedicated family bathroom. All three bedrooms are pleasant, well-planned spaces with ample room for furniture. The family bathroom, like the en-suites has been finished to a superb standard and comprises a bath with shower over, wash hand basin, and W/C tied together with decorative tiling.

The rear garden is an attractive blank canvas currently turfed and has a beautiful sunny aspect thanks to its westerly face. The property also looks over a landscaped greenspace giving it one of the best outlooks on the development.

Please Note:

The drawings and particulars are for illustrative purposes only and shall not form part of any contract. Example images on the brochure are from a typical, similar show home.

The property will include a NHBC 10-year warranty.

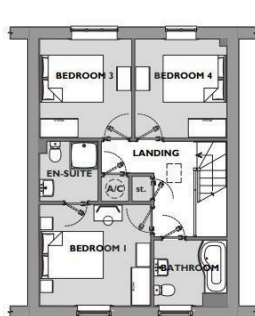
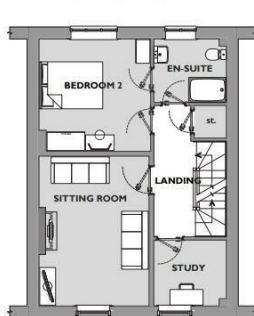
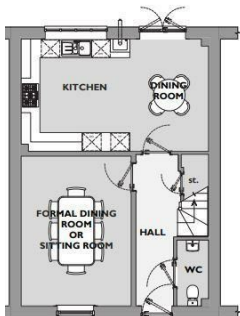


PLOT 101
FOUR BEDROOM HOME

GROUND FLOOR
Kitchen / Dining Room
5.95 x 3.58m (19'6 x 11'9ft max)
Formal Dining Room
3.49 x 4.77m (11'6 x 15'8ft max)

FIRST FLOOR
Sitting Room
3.49 x 4.77m (11'6 x 15'8ft max)
Bedroom 2
3.54 x 3.58m (11'8 x 11'9ft max)
Study
2.30 x 2.10m (7'7 x 6'11ft max)

SECOND FLOOR
Bedroom 1
3.53 x 3.23m (11'7 x 10'7ft max)
Bedroom 3
2.92 x 3.16m (9'7 x 10'4ft max)
Bedroom 4
2.92 x 3.16m (9'7 x 10'4ft max)



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

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	

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.