



Instinct Guides You



Everdene Drive, Chickerell, Weymouth Offers In Excess Of £450,000

- South-Westerly Garden
- No Onward Chain
- Double Garage & Parking
- Two Reception Rooms
- Cul-De-Sac Position
- Extended Family Home
- Conservatory
- Bathroom + En-suite



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Offered with NO ONWARD CHAIN is this EXTENDED family home that offers spacious proportions throughout, four DOUBLE BEDROOMS, SOUTH WESTERLY GARDEN & DOUBLE GARAGE.

The property is in a superb spot close to bus routes and amenities and is set back from Everdene Drive nestled in a cul-de-sac of just three properties. The attractive frontage shows the width of this extended home and there is ample parking in front of the double garage. A gate offers path access to the rear garden.

Upon entering the foyer doors lead around accommodation and stairs rise to the first floor. The living room is a generous size and enjoys sliding doors that open into an attractive conservatory further increasing the living space. The conservatory has pleasant views and helps blend home & garden.

The kitchen has a range of fitted units and room for appliances, from here a door opens into a practical utility room. A cloakroom is found adjacent. The property has a substantial side extension and it offers a huge, versatile room, previously used as a dining room it offers excellent scope to the ground floor. The room benefits from two windows and a set of double doors that open onto a patio.

Rising to the first floor there are four double bedrooms and the family bathroom. The Principal bedroom is a spacious double with a shower room en-suite and pleasant views over the garden and playing fields behind. Bedrooms three and four are additional double bedrooms offering room for ample furniture. Bedroom two is a unique, very large room that benefits three windows. The room is so large it gives the homeowner options and further versatility. The family bathroom finishes the first floor.

Externally there is a double garage with two up and over doors and pedestrian access via the garden. There are several parking spaces in front of the garage.

The rear garden enjoys a wonderful sunny aspect with a patio, hard standing, and lawn bordered by attractive trees and shrubs.



Room Dimensions

Living Room 20'10" x 10'7" (6.36 x 3.25)

Conservatory 12'7" x 10'9" (3.85 x 3.29)

Kitchen 10'7" x 9'6" (3.24 x 2.92)

Utility Room 10'8" x 4'10" (3.27 x 1.48)

Dining Room 22'6" x 9'8" (6.86 x 2.97)

Bedroom One 12'8" x 10'7" (3.88 x 3.24)

Bedroom Two 22'5" max x 9'7" max (6.84 max x 2.94 max)

Bedroom Three 10'7" x 9'9" (3.24 x 2.98)

Bedroom Four 10'7" x 7'10" (3.24 x 2.39)

Bathroom 6'7" x 6'6" (2.01 x 2.00)



| 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.