



Instinct Guides You



Australia Road, Chickerell, Weymouth Offers In Excess Of £650,000

- Panoramic Sea Views
- Large Southerly Garden
- Open Plan Kitchen/Diner
- Additional Office
- Principal Suite
- Well Presented
- Driveway For Numerous Vehicles
- Bordering Fleet & Countryside



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



A BEAUTIFULLY PRESENTED contemporary style FOUR BEDROOM detached house sat in a LARGE SOUTHERLY PLOT enjoying STUNNING PANORAMIC VIEWS of BORDERING COUNTRYSIDE, CHESIL BEACH & FLEET. The property is positioned along the Jurassic coastline offering endless coastal & countryside walks yet still being within close proximity to a variety of shops, supermarket and schools.

Step inside, and you'll discover a thoughtfully designed interior that seamlessly blends comfort and style whilst all arranged to enjoy the stunning panoramic views on offer.

An instant feeling of space is gained from the hallway with an attractive wooden staircase ascending to the first floor and doors leading through the rest of the accommodation.

Two generous sized double bedrooms are positioned towards the front of this family home, both benefiting fitted storage with an office being perfect for anyone wishing to work from home. Continuing to the rear of the property is a modern bathroom with double walk in shower unit, wash hand basin and w/c.

Spanning the width of the property at the rear is the fabulous hub of the home. A large modern kitchen/dining room which opens into a well appointed lounge. All flooded with light with bifold doors helping to bring the outside all enjoying the stunning panoramic views. Finishing the accommodation is a useful utility room with additional rear access housing space for some appliances.

To the first floor are two further bedrooms. The principal suite certainly has the wow factor, taking in stunning far reaching views with double doors opening onto a glass balcony to enjoy the surrounding breath taking vista. A spacious room with walk in wardrobe and ensuite bathroom benefiting a bath with window framing the view.

Outside a large decked terrace and lawn benefits the Southerly aspect with ample space for alfresco dining and to enjoy your stunning surroundings. The front offers a block paved driveway with parking for numerous cars enclosed by fencing.



Room Dimensions

Lounge 15'1" x 11'7" (4.61 x 3.55)

Office 12'6" x 5'11" (3.83 x 1.82)

Kitchen/Dining Room 21'9" x 19'4" (6.65 x 5.91)

Utility Room 7'5" x 6'2" (2.27 x 1.88)

Bedroom Two 15'1" x 11'1" (4.6 x 3.38)

Bedroom Three 12'0" x 11'9" (3.66 x 3.6)

Principal Suite 15'8" x 13'11" (4.79 x 4.25)

Walk In Wardrobe 6'9" x 6'0" (2.08 x 1.83)

Bedroom Four 12'2" x 7'6" (3.73 x 2.31)



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	82

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.