



Instinct Guides You



Oldridge Road, Chickerell, Weymouth £485,000

- Four Double Bedrooms
- Southerly Aspect Garden
- Utility Room
- Garage & Parking
- En-suite & Bathroom
- Cloakroom
- Large Kitchen/Diner
- Beautiful Presentation Throughout
- Amenities and Transport Links Nearby



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Canopy porch leads into this well-presented **FOUR DOUBLE BEDROOM** detached home, find yourself surrounded by modern comfort and stylish design. Built just five years ago by CG Fry's, this residence boasts a southerly aspect garden, exceptional kitchen/diner and utility room.

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 practicality & further storage with room for appliances.

The living room adjacent 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 four double bedrooms 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 space for additional furnishings. 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 initial patio area catches beautiful sun. Side access leads out to the 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 21'9" x 12'2" (6.64 x 3.72)

Kitchen Dining Room 21'2" x 12'3" (6.46 x 3.74)

Utility Room 6'9" x 6'9" (2.06 x 2.08)

Cloakroom

Bedroom One 12'10" x 12'4" (3.93 x 3.76)

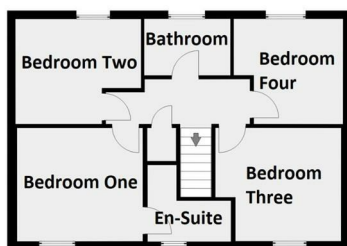
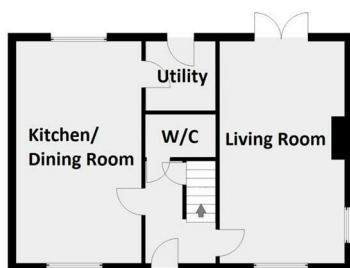
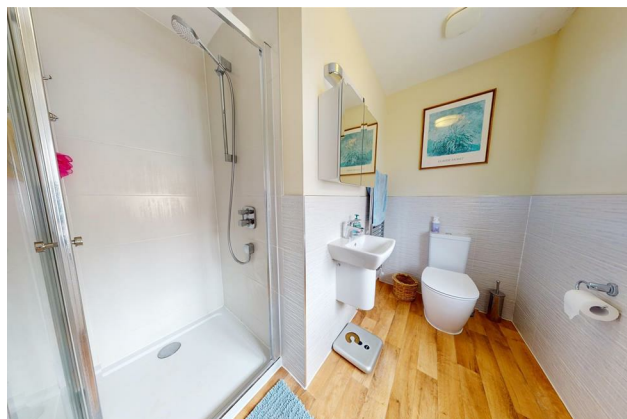
En-suite

Bedroom Two 12'3" x 10'3" max (3.75 x 3.14 max)

Bedroom Three 12'4" x 11'1" (max) (3.76 x 3.39 (max))

Bedroom Four 10'4" x 8'8" + cupboard (3.15 x 2.66 + cupboard)

Bathroom 8'5" x 5'6" (2.57 x 1.69)



Energy Efficiency Rating	
Current	Potential
84	93
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	
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	
EU Directive 2002/91/EC	

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