



Instinct Guides You



Putton Lane, Chickerell, Weymouth £335,000

- Three Double Bedroom
- Garage & Driveway
- Ensuite
- Large Kitchen/Diner
- Well Presented
- Chickerell
- Remaining NHBC
- Cloakroom



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This beautifully presented three double bedroom home boasts a modern kitchen/diner, en-suite, garage, and parking, located in the highly sought-after area of Chickerell. Situated on Putton Lane, the property is conveniently close to a range of amenities, including popular schools, a public house, a supermarket, and a coffee shop. Built by CG Fry just five years ago, the property benefits from the remainder of the 10-year NHBC warranty.

As you enter the welcoming hallway, doors lead to all downstairs accommodation, including the lounge, kitchen/diner, cloakroom, and a door leading to the rear garden, with stairs rising to the first floor.

The spacious lounge, located at the front of the property, features a cosy fireplace and a front-facing window that allows natural light to flood the room. It provides plenty of space for comfortable lounge furnishings.

To the rear, the generous kitchen/diner offers a range of modern fitted units and integrated appliances, including a fridge/freezer, dishwasher, washing machine, double oven with grill, integrated hob, and extractor fan. A door leads to the rear garden, and the room offers ample space for dining, creating the perfect setting for family meals and entertaining.

Upstairs, the first floor hosts three well-proportioned bedrooms. The master bedroom benefits from its own en-suite, featuring a shower cubicle, wash hand basin, and WC. Bedroom two and three again are good-sized double rooms with ample space for furnishings. The family bathroom is fitted with a bath, shower over, wash hand basin, and WC, completing the accommodation.

The rear garden is an ideal space for outdoor living, starting with a patio area perfect for a table and chairs, leading to a lawn, all enclosed by fencing with gated pedestrian access. Additionally, there is a pitched-roof garage with parking in front.



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		85
(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

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