

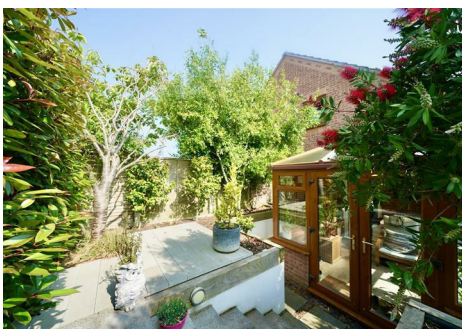


Instinct Guides You



## Aldabrand Close, Chickerell, Weymouth Asking Price £220,000

- Two Parking Spaces
- Cul-De-Sac Location
- Spacious Conservatory
- Close To Countryside Walks
- 'Oasis' Garden offering Privacy
- Easy Reach Of Supermarkets
- Ideal For First-Time Buyers
- Close Proximity To Fleet Lagoon



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Positioned in a CUL-DE-SAC in Chickerell, this charming home offers a thoughtfully arranged layout with TWO BEDROOMS, a generous CONSERVATORY, a mature wonderful private GARDEN, and TWO OFF-ROAD parking spaces. The property is light-filled throughout and has been beautifully presented with a blend of modern touches and characterful charm.

Entry is via a bright conservatory, which is an outstanding feature of the property. It serves as an additional living area and overlooks the secluded garden. This leads directly into the spacious living room, featuring a vaulted ceiling and two windows that flood the space with natural light. The kitchen lies just off the living area and has been fitted with sleek cabinetry, integrated appliances, and wood-effect worktops, creating a stylish and practical space for cooking and dining. Also off the lounge is a versatile ground-floor bedroom which benefits from views over the rear garden. This room offers flexible use as a guest bedroom or home office.

Upstairs, the open plan first floor is dedicated to a generously sized principal bedroom with ample room for storage and furniture. Next door is a modern bathroom fitted with a full suite including a bath with shower over, WC and wash basin, all finished to a high standard with bright tiling and a large wall mirror enhancing the sense of space.

The rear garden is an ideal space for entertaining or relaxing, with multiple seating areas surrounded by vibrant greenery and a gated access to the front. The front of the property includes driveway parking for multiple vehicles. This home is ideally placed for local shops, schools, and countryside walks while also offering convenient access to Weymouth and the Jurassic Coast.



Room Dimensions

Living Room 12’6" x 11’11" (3.82 x 3.64)

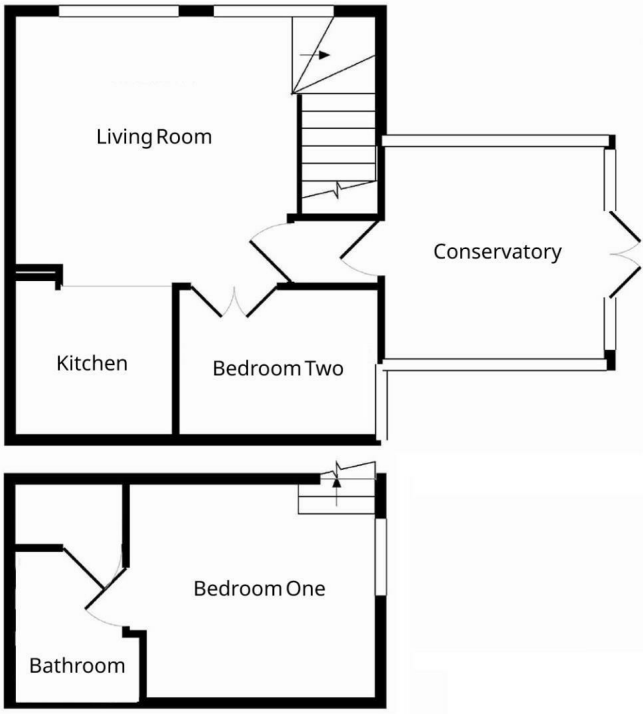
Conservatory 9’10" x 9’6" (3.0 x 2.9)

Kitchen 7’2" x 6’10" (2.2 x 2.1)

Bedroom Two 8’10" x 6’6" (2.7 x 2.0)

Bedroom One 10’9" x 9’6" (3.30 x 2.9)

Bathroom



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		
		63
	44	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.