



Instinct Guides You



## Whynot Way, Chickerell, Weymouth £375,000

- No Onward Chain
- Double Garage
- Solar Panels
- Ample Off Road Parking
- Two Reception Rooms
- Four Bedrooms
- Well Presented
- Detached
- Close To Amenities
- Conservatory



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A well presented FOUR BEDROOM, two reception room detached house benefiting solar panels with a large DOUBLE GARAGE and block paved DRIVEWAY providing off-road parking for several vehicles, offered with no onward chain in the popular location of Chickerell. Set on a corner plot, the property is ideally positioned within easy reach of local amenities, reputable schools and key commuter routes, offering spacious and flexible accommodation across two floors suited to modern family living.

The entrance hallway leads into the dining room, where a partially open-plan layout flows seamlessly into a modern kitchen creating a great space for families to enjoy. Finished with sleek, handleless units and complementary tiled splashbacks, the kitchen offers space for appliances and is designed for both functionality and style. The dining area connects to a generously sized lounge, featuring wood-effect flooring, a central fireplace and excellent natural light. From here, patio doors open into a conservatory with views over the rear garden and direct access to a paved seating area. Finishing the downstairs is a cloakroom located under the stairs.

The enclosed rear garden is mainly laid to lawn with mature planting, offering a private, low-maintenance outdoor space. A paved path leads to a detached double garage equipped with power, lighting with additional loft space ideal for storage or hobbies.

Upstairs, four bedrooms are arranged around a central landing. The principal bedroom benefits from fitted wardrobes and a peaceful rear outlook, while the third bedroom also overlooks the garden. Bedrooms two and four are positioned to the front, each with built-in storage to maximise space. A stylish family bathroom completes the first floor, featuring full-height tiling, shower over bath, WC and vanity unit.

Combining well presented accommodation, practical features and future potential, this home is ideally placed for family life in a well-connected & desirable residential area.



## Room Dimensions

Lounge 15'6" x 9'11" (4.73 x 3.03)

Kitchen 9'5" x 8'10" (2.88 x 2.71)

Dining Room 12'6" x 8'3" (3.83 x 2.53)

Conservatory 10'11" x 7'11" (3.33 x 2.43)

Bedroom One 13'1" max x 8'7" (4.0 max x 2.63)

Bedroom Two 8'3" x 7'4" plus recess (2.52 x 2.26 plus recess)

Bedroom Three 10'2" x 6'6" (3.11 x 2.0)

Bedroom Four 8'3" max x 5'8" (2.54 max x 1.75)

Double Garage 17'7" x 16'3" (5.37 x 4.96)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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