



Instinct Guides You



**£395,000**  
**Walter Close, Chickerell, Weymouth**

- Coastal Views Across Weymouth
- Detached Garage and Parking
- Modern & Efficient Home
- Generous Rear Garden with Side Access
- Nestled on the Edge of the Development
- Open Plan Living Accommodation
- Additional En-Suite and Cloakroom
- Beautifully Presented



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





Nestled on the edge of an attractive modern development and enjoying far-reaching coastal views from Weymouth Bay to Chesil Beach is this beautiful three bedroom family home - enjoying generous rear garden and detached garage with parking. The property further boasts an additional en-suite and cloakroom amongst open plan living - staples of this modern, efficient home.

Quietly tucked to the edge of this modern and attractive CG Fry and Son development, the home fronts a green space, taking advantage of the subtle elevation to enjoy panoramic views across Weymouth including the sea from Weymouth's illustrious bay across to the iconic Chesil Beach, encompassing vast scenery between. Off-Road parking separates the garage and property with side access behind.

Inside, an initial cloakroom, finished with attractive tiling, opposes the living room; The living room retains ample floorspace for furnishings whilst amplifying the cosiness of a family sitting room. an open-plan kitchen diner completes the remainder of the ground floor accommodation with views towards the garden. The space benefits stylish kitchen units with abundant storage and a range of integrated appliances, complimenting the excellent floorspace to accentuate the aspect of modern living with patio doors to a generous garden encouraging seasonal versatility.

Upstairs, the main bedroom is excellently proportioned with an en-suite shower room whilst Bedroom Two retains striking views. Bedroom Three is a utilisable single room or study/office with the family bathroom finishing the floor.

Outside, the property's garden is superbly proportioned with an initial patio space leading to a beautiful lawn.



**Lounge 14'6" max x 9'9" max (4.44m max x 2.99m max)**

**Kitchen/Diner 17'3" x 12'1" (5.27m x 3.69m)**

**Cloakroom**

**Bedroom One 12'3" x 9'10" (3.75m x 3.00m)**

**En-Suite**

**Bedroom Two 9'10" x 9'7" (3.01m x 2.93m)**

**Bedroom Three 10'2" red. to 8'7" x 7'2" (3.10m red. to 2.64m x 2.19m)**

**Family Bathroom**

**Garage 18'9" x 10'2" (5.73m x 3.11m)**

### **Maintenance Information & Fees**

The vendor informs us that there is a £120 per annum paid towards communal grounds and upkeep.

