



Instinct Guides You



Plover Drive, Chickerell, Weymouth Offers In Excess Of £275,000

- Immaculately Presented
- Extensive Parking
- Cul-de-Sac Position
- Open Plan Accommodation
- Three Bedrooms
- Semi Detached



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A well presented contemporary THREE BEDROOM semi detached property benefitting extensive OFF ROAD parking, OPEN PLAN living spaces and an enclosed REAR GARDEN. Placed within close proximity to BEAUTIFUL walks around the FLEET LAGOON and LOCAL AMENITIES.

The property is situated in a popular residential area in Chickerell and enjoys a cul-de-sac position.

The living room is a light, airy and generous space, perfect for the contemporary seamlessly blending into the dining room and kitchen at the rear. The kitchen has a range of fitted units and some built in appliances with views into the rear garden.

The dining room presents itself for entertaining with archway to the kitchen and patio doors flowing out to the conservatory at the rear.

On the first floor are the three bedrooms and the family bathroom. Bedrooms one and three span the front of the property. Bedroom three is a single room and can lend itself for a home office. Bedroom one is a good double room with space for furnishings. Bedroom two, a further double room at the rear of the property with the bathroom being found adjacent. The bathroom comprises bath with shower over, wash hand basin and w/c.

Outside the rear garden begins with a large patio, a perfect space to entertain and enjoy thr sunshine before continuing to a lawn, bounded with fencing and walling surrounding, giving a low maintenance finish. Side access returns.

Room Dimensions

- Lounge 14'6" x 12'4" (4.42 x 3.76)
- Dining Room 8'7" x 6'11" (2.64 x 2.13)
- Kitchen 8'7" x 8'2" (2.64 x 2.49)
- Bedroom One 13'8" x 8'11" (4.17 x 2.74)
- Bedroom Two 9'8" x 8'11" (2.97 x 2.74)
- Bedroom Three 9'8" max 6'9" max (2.97 max 2.06 max)



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	

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	

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.