



Instinct Guides You



## Lilly Lane, Chickerell, Weymouth £425,000

- Three Double Bedroom
- Fronting Fields
- Garage & Driveway
- Ensuite
- Large Kitchen/Diner
- Westerly Garden
- Countryside Views
- Utility Room



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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.

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Situated in a sought-after residential area of Chickerell, this beautifully presented three double bedroom detached home offers generous family accommodation, a garage with ample driveway parking, and a landscaped Westerly rear garden. Benefiting a large kitchen/diner, utility room and en-suite to the principal bedroom this fabulous home combines convenience with a spacious practical layout. Surrounded by countryside walks, a great selection of local amenities and with good access into the town centre, making the property perfect for modern comfortable living.

The ground floor opens into a central hallway giving access to all principal rooms. To the front sits a bright spacious living room with dual aspects, including French doors leading directly onto the rear garden. Across the hallway is a large kitchen/diner, fitted with a range of units, ample work surfaces with a selection of integrated appliances and room for a family table. Completing the ground floor is a cloakroom with WC and a separate utility room providing additional storage and appliance space.

On the first floor, the landing leads to three bedrooms. The principal bedroom is well proportioned enjoying open countryside views with the sea in the distance and benefits from its own en-suite shower room with WC and wash hand basin. Two further bedrooms offer flexible accommodation, each served by a modern family bathroom complete with bath, overhead shower, WC and wash hand basin.

Externally, the property enjoys an enclosed sunny aspect rear garden with both artificial lawn and patio areas, bordered by planting and designed for ease of maintenance. To the rear, the property is approached by a driveway providing ample off road parking and access to an attached garage.

This property provides an excellent opportunity to acquire a modern family home in a desirable location of Weymouth, offering both internal space and outdoor enjoyment



## Room Dimensions

**Living Room 19'3" x 11'1" (5.89 x 3.4)**

**Kitchen/Diner 19'3" x 10'9" (5.89 x 3.3)**

**Utility Room 7'10" x 7'6" (2.39 x 2.29)**

**Bedroom One 14'0" x 10'9" (4.29 x 3.3)**

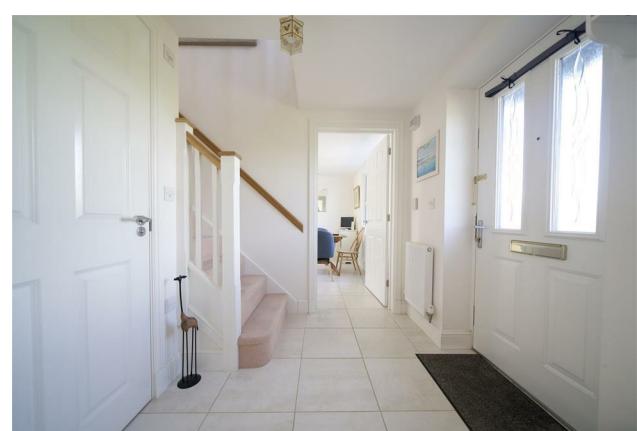
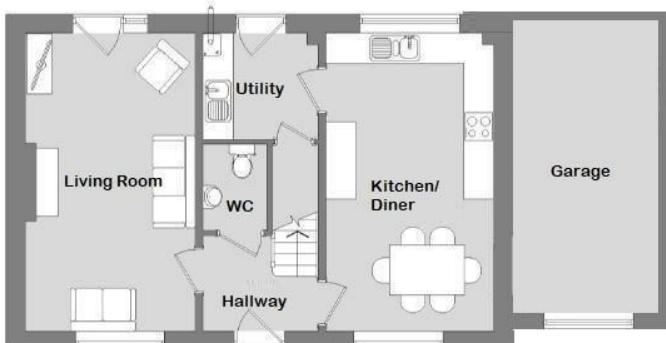
**Bedroom Two 12'0" x 9'6" (3.68 x 2.9)**

**Bedroom Three 12'0" x 9'6" (3.68 x 2.9)**

### Service Charge

The vendor informs us that there is an annual service charge of approximately £180 for the upkeep of communal grounds.

We recommend a solicitor check these details before incurring costs.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100+
(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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

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.