



Instinct Guides You



Chickerell Road, Chickerell, Weymouth Offers In Excess Of £325,000

- No Onward Chain
- Two Reception Rooms
- Ample Off Road Parking
- Modern Kitchen
- Chickerell, Weymouth
- Attractive Rear Garden



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Wilson Tominey are delighted to offer this SPACIOUS THREE BEDROOM detached bungalow boasting a GENEROUS REAR GARDEN, a MODERN FITTED KITCHEN and OFF ROAD PARKING FOR MULTIPLE vehicles. Positioned in Chickerell, the property is in a superb location for both COUNTRY, and COASTAL WALKS around the FLEET LAGOON and is within easy reach of TRANSPORT links and other amenities.

As you approach, there is a large gravel driveway with ample parking for several vehicles and side pedestrian access to the rear garden.

Inside, the thoughtful layout maximizes space and functionality. The living room is bathed in natural light thanks to a large bay window creating a bright and airy atmosphere and has ample room for furniture. Adjacent is bedroom three/dining room, this space offers excellent versatility to the owner, uniquely the space has a small bay with doors opening to a path leading to the rear garden.

The kitchen at the rear of the property is a great size and offers fitted units and a built-in oven and hob. The room is large enough for a dining table and the room enjoys pleasant views into the rear garden.

The two further bedrooms are both great-sized double rooms and offer plenty of space for a range of furnishings. The property feels bright and airy throughout, and the bedrooms are no exception, with both of them benefiting bay windows giving them an individual a sense of charm and character.

A well-appointed shower room completes the interior, featuring contemporary fixtures and decorative tiling.

The rear garden is proportionate to the property and is a lovely, level plot. A patio space adjoins the property creating an excellent space to entertain before continuing to a large lawn area bordered by fences and a couple of established trees offering a perfect blank canvas.



Room Dimensions

- Living Room 14'10" into bay x 11'10" (4.53 into bay x 3.63)
- Kitchen 11'11" x 9'11" (3.65 x 3.04)
- Bedroom One 13'5" into bay x 12'4" (4.10 into bay x 3.76)
- Bedroom Two 12'4" into bay x 10'9" (3.77 into bay x 3.30)
- Bedroom Three/Dining Room 14'1" into bay x 9'11" (4.30 into bay x 3.04)
- Bathroom 10'7" x 4'9" (3.24 x 1.47)



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. VENDORS EXCLUDES ANY WARRANTY INCLUDING, BUT NOT LIMITED TO, THE SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

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

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