



Instinct Guides You



## Elziver Close, Chickerell, Weymouth Offers In Excess Of £340,000

- Beautifully Presented
- Four Bedrooms
- Southerly Garden
- Sun Room
- Cul-De-Sac
- Large Kitchen/Diner
- Garage & Driveway
- Open Plan Layout



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Positioned in a quiet cul-de-sac within the popular area of Chickerell, this extended four-bedroom detached home offers flexible open plan accommodation, ideal for family living. The property features a generous modern kitchen diner, a bright sun room, low-maintenance southerly rear garden, a stylish lounge, a modern bathroom and a garage with driveway parking.

The ground floor begins with an entrance hallway that leads through to a bright and inviting lounge finished in neutral tones. This space flows into a full-width sun room at the rear, creating a relaxed and versatile area that overlooks the garden. The adjoining kitchen diner has been updated with modern units, integrated appliances, and granite-effect worktops with a breakfast bar area creating the divide with a cloakroom to complete this level.

On the first floor, the layout includes four bedrooms. The main bedroom is a good-sized double positioned at the rear, with two further bedrooms offering flexible space for children, guests or home office use. Bedroom four, though compact, serves well as a study or nursery. The contemporary family bathroom is fitted with a modern white suite, splashboard surrounds, a shower over the bath, and chrome fittings.

Externally, the garden has been designed for ease of maintenance with a combination of paved patio and decorative stone areas, ideal for outdoor seating and dining. A timber shed provides storage, and the garden is enclosed by fencing. To the front, the property benefits from a private driveway and access to a single garage.

Located within easy reach of schools, local amenities and transport routes, this smartly presented home offers well-balanced accommodation with scope for flexible family living in a desirable residential setting.

## Room Dimensions

Living Room 15'7" x 10'0" (4.76 x 3.05)

Kitchen/Diner 17'6" x 9'6" (5.35 x 2.90)

Conservatory 15'7" x 7'7" (4.75 x 2.32)

Bedroom One 13'3" x 8'8" (4.05 x 2.65)

Bedroom Two 9'4" x 8'1" (2.87 x 2.48)

Bedroom Three 10'2" x 6'7" (3.11 x 2.01)

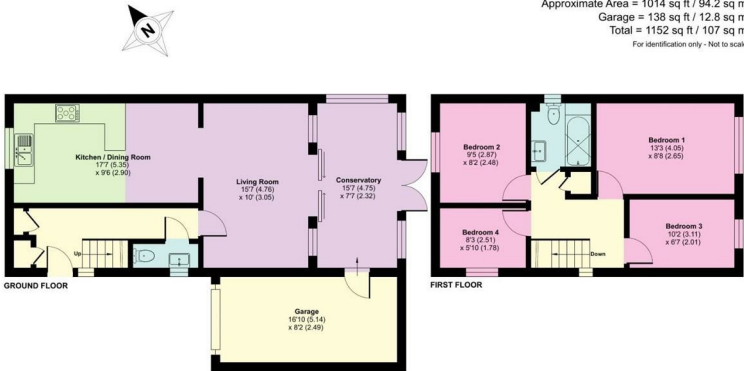
Bedroom Four 8'2" x 5'10" (2.51 x 1.78)

Garage 16'10" x 8'2" (5.14 x 2.49)



### Elziver Close, Chickerell, Weymouth, DT3

Approximate Area = 1014 sq ft / 94.2 sq m  
Garage = 138 sq ft / 12.8 sq m  
Total = 1152 sq ft / 107 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential - Groundwork 2025. Produced for Wilson Tominey Ltd. REF: 1334111



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | 85                      |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 70                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) <b>A</b>                                              |         |                         |
| (81-91) <b>B</b>                                                |         |                         |
| (69-80) <b>C</b>                                                |         |                         |
| (55-68) <b>D</b>                                                |         |                         |
| (39-54) <b>E</b>                                                |         |                         |
| (21-38) <b>F</b>                                                |         |                         |
| (1-20) <b>G</b>                                                 |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> 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.