



AUSTIN 
ESTATE AGENTS

Aldabrand Close

Chickerell

Weymouth

Dorset

DT3 4LW

£380,000

SUMMARY

- Detached Family Home
- Immaculately Presented Throughout
- Four Bedrooms
- Lounge & Dining Areas
- Contemporary Fitted Kitchen
- Modern En-Suite Shower Room, Family Bathroom & Ground Floor WC
- Double Glazing & Gas Central Heating
- Low Maintenance Gardens to the Front & Rear
- Driveway & Garage
- Quiet Cul-de-Sac Location





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge 11' 3" max x 15' 3" (3.44m max x 4.65m)

Dining Room 9' 0" x 12' 10" (2.74m x 3.91m)

Kitchen 7' 10" x 15' 0" max (2.40m x 4.56m max)

Ground Floor Cloakroom

FIRST FLOOR

First Floor Landing

Bedroom One 8' 5" x 13' 0" (2.57m x 3.97m)

En-Suite Shower Room 8' 5" x 3' 1" (2.56m x 0.93m)

Bedroom Two 8' 4" max x 11' 7" max (2.55m max x 3.54m max)

Bedroom Three 8' 8" max x 9' 11" max (2.64m max x 3.02m max)

Bedroom Four 8' 10" x 7' 2" (2.68m x 2.19m)

Bathroom 5' 6" x 7' 3" (1.68m x 2.21m)

OUTSIDE

Front Garden

Back Garden

Driveway

Garage

THE PROPERTY

Austin Estate Agents are delighted to offer for sale this immaculately presented, detached family home situated in the popular residential area of Chickerell. The property benefits from light and airy accommodation throughout including two reception areas, contemporary fitted kitchen, a ground floor cloakroom, four bedrooms, an ensuite shower room and family bathroom with gas central heating and double glazing. Outside the property benefits from easily maintained gardens to the front and rear, off road parking and a detached garage.

On the ground floor, the entrance door leads into an inviting entrance hallway with doors to the lounge, kitchen and ground floor cloakroom and stairs leading to the first floor. The light and airy lounge enjoys a modern bespoke fireplace with a large, front aspect, double glazed window. An opening leads into the dining room with large double glazed patio doors overlooking and leading to the rear garden. The kitchen features a good range of contemporary eye level and base units with space and plumbing for additional kitchen appliances including a range cooker. An external door gives access to the side of the property.

On the first floor, the master bedroom has the added advantage of a striking en-suite shower room. There are a further three bedrooms, which are all tastefully decorated alongside a contemporary family bathroom, comprising a panelled bath, vanity wash hand basin and low level WC with tiling.

This family home is situated within a quiet cul-de-sac. Externally, is a front garden laid to shingle with a pathway to the front door. To the side is an independent driveway leading to a detached garage with storage space in the eaves. The low maintenance and fully enclosed rear garden enjoys a large patio area directly adjacent to the property with a pergola over. Retractable sails provide much needed shade in the summer months. Steps lead up to the remainder of the garden which is predominately laid to artificial lawn.

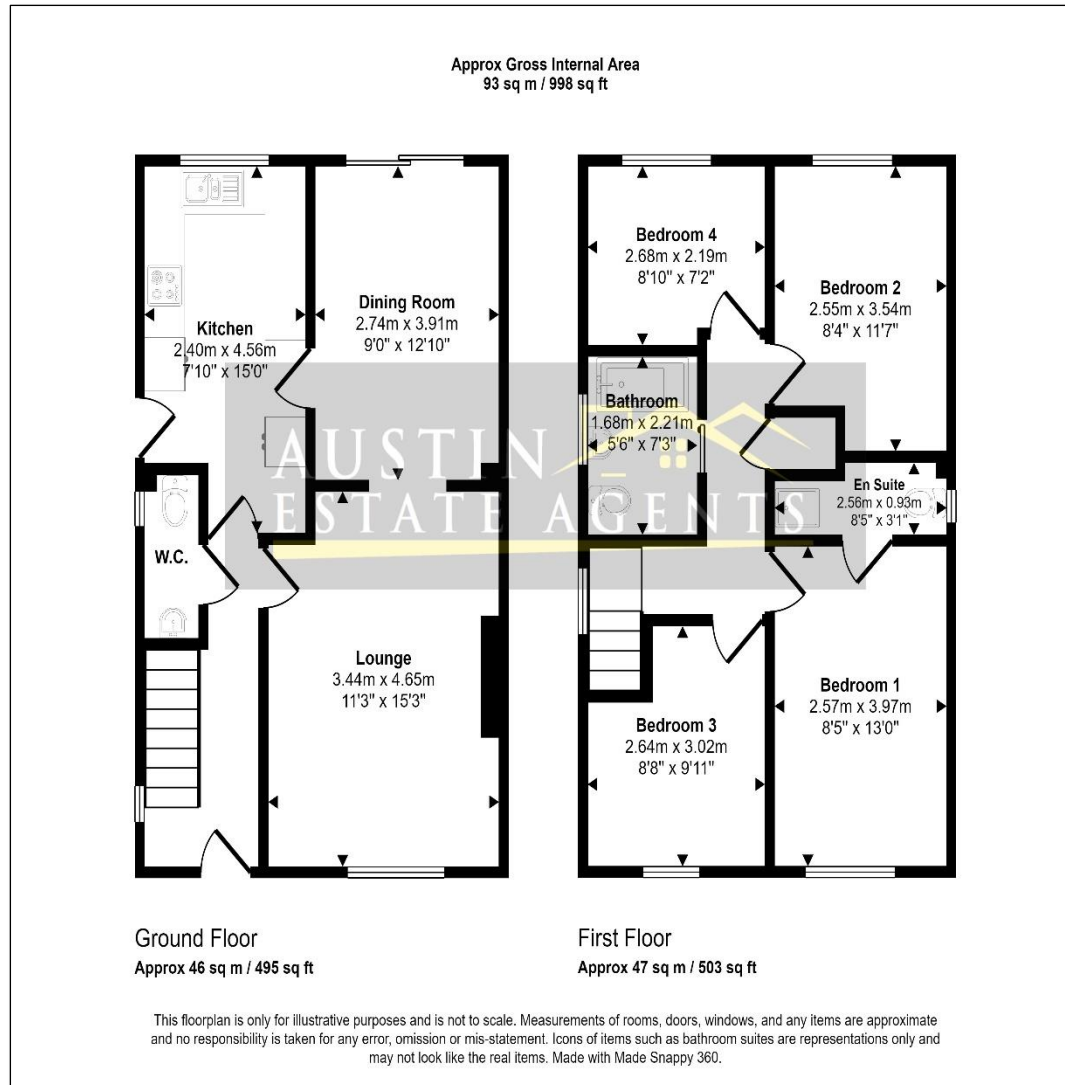
Chickerell is a highly sought after residential area, boasting local shops and amenities such as a library, doctors' surgery, post office, churches, two popular public houses and well-regarded primary and secondary schools. Close by to the property are regular bus routes to Weymouth town centre and surrounding areas along the Jurassic Coastline.

For further information, or to make an appointment to view this fabulous family home, please contact Austin Estate Agents.

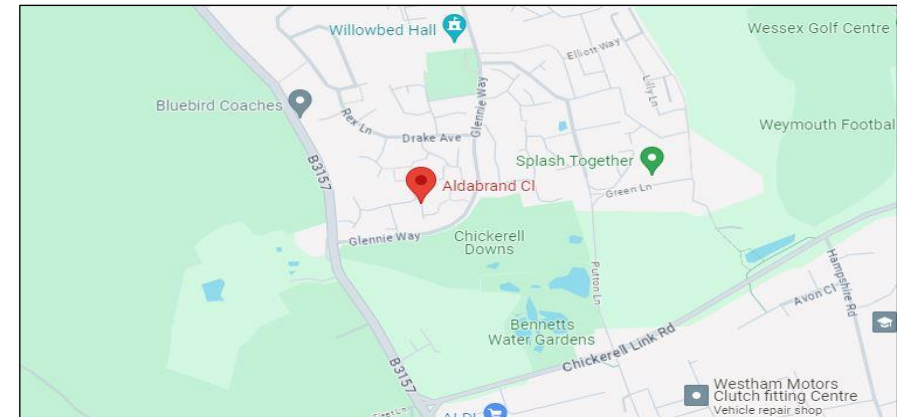




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: D TENURE: Freehold

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MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.