



Mariners Way
Chickerell | Weymouth



Mariners Way, Chickerell, Weymouth, Dorset DT3 4LS



Accommodation

Entrance into the property is via a front aspect double glazed door leading into a hallway with stairs rising to the first floor, wall mounted radiator and a wooden glazed door leads into the lounge. The lounge offers a front aspect window, gas fire, wall mounted radiator, archway through to the dining room/snug and a wooden glazed doors leads into the kitchen. The dining room/snug offers rear aspect sliding patio doors leading into the conservatory and a wall mounted radiator. The double glazed conservatory offers dual aspect windows and side aspect patio doors leading out onto the garden, glass roof, wall mounted radiator, power points and ceiling lighting. The kitchen/diner offers a generous size with two rear aspect windows, rear aspect door leading out onto the rear garden, eye and base level units with work surfaces over, double integral oven with inset four ring gas hob and extractor fan over, space and plumbing for a washing machine, space for an under counter fridge, built in under stair storage cupboard, wall mounted radiator and wall mounted gas boiler. The integral garage has an up and over door, space for kitchen appliances, storage into the eaves, power and lighting.

The first floor offers a landing area with a side aspect window, loft access via a hatch which is fully boarded and doors lead to three bedrooms and the bathroom. Bedroom one offers a front aspect window, fitted wardrobes and a wall mounted radiator. Bedroom two offers a rear aspect window and a wall mounted radiator. Bedroom three offers a front aspect window, built in airing cupboard and a wall mounted radiator. The bathroom offers a rear aspect window, panel enclosed bath with shower attachment over, wash hand basin, low level WC and a wall mounted radiator.



Outside

Outside offers a beautiful enclosed rear garden with double gated side access, patio and decking area with steps raising up to a lawned area and a further raised decking area with a summerhouse. Planted borders, shrubs and palm tree. The front offers a driveway providing off road parking for one car in front of the garage. The front garden is laid to shingle with planted shrubs and a palm tree. Steps rise to the main front door.

- Quiet Cul-de-sac Location
- Spacious Kitchen/Diner
- Three Bedroom Detached Family Home
- Immaculately Presented
- Garage & Off-Road Parking
- Lounge/Diner/Snug

Location

This beautiful property sits within a quiet cul-de-sac in the popular location of Chickerell. The property is close to good local schools, amenities and a regular bus service to Weymouth.

Directions

Coming into Weymouth on the A354 (Weymouth Way) at the first roundabout turn right (signposted B3157 Chickerell). At the next roundabout take the second exit and straighten up at the next set of traffic lights. At the end of the road at the next set of lights turn right (signposted B3157 Abbotsbury). Follow the road and take the first right into Glennie Way, the road bends round to the left and then straightens up, the road bends round to the left and then straightens up. Continue along and take the right hand turning into Mariners Way and the house is on the left hand-side towards the end of the road.

Rating Authority

Dorset (Weymouth & Portland) Council. Council Tax Band D.

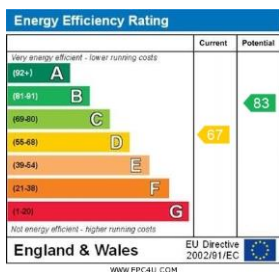
Services

Gas central heating. Mains electric & drainage.

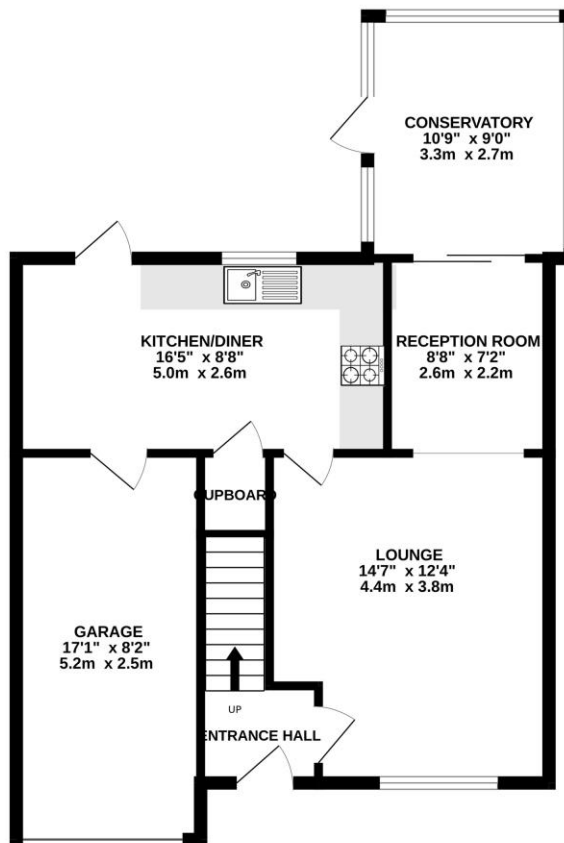
Viewing Arrangements

Strictly by appointment through Avenue Sales & Lettings.

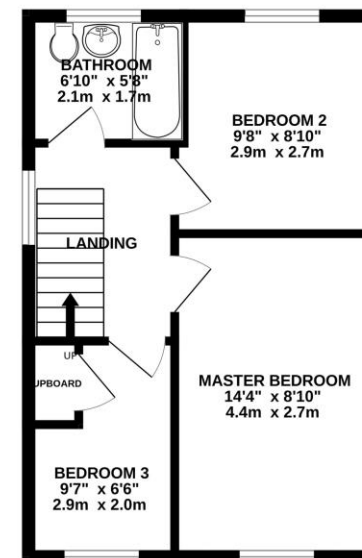
Telephone 01305 830022 or email info@avenuesalesandlettings.co.uk



GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 1030 sq.ft. (95.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.