

SHOWCASE EVENT

Saturday 4th July

10am to 4pm

Across all our developments

Plot 127

Ridge Lane | Chickerell | Weymouth | DT3 6GR

£515,000

BEAUMONT  JONES

Plot 127

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Welcome to Plot 127 Ridge Lane an attractive BRAND NEW brick built four double bedroom detached family home within the popular Chesil Reach Development in Chickerell. Built by CG FRY this beautiful property boasts a welcoming hall, downstairs cloakroom, spacious living room with patio doors leading out onto the rear garden, generous sized kitchen/diner with some integrated appliances, separate utility room, master en-suite, family bathroom, enclosed rear garden, garage and off road parking for two cars in tandem.

- Brand New Four Double Bedroom Detached Family Home
- Spacious Kitchen/Diner Plus Separate Utility Room
- Generous Sized Living Room With Patio Doors Leading Out Onto The Rear Garden
- Garage & Off Road Parking For Two Cars In Tandem
- Downstairs Cloakroom, En-Suite to Master Bedroom & Family Bathroom
- The Popular Chesil Reach Development In Chickerell
- Built By CG FRY
- 10 Year New Build Warranty with NHQB

Full Description

Welcome to Plot 127, a brand new brick built four double bedroom detached family home offering a welcoming hall with stairs rising to the first floor, cloakroom and a built in under stairs storage cupboard. The spacious living room has a bright and airy feel with plenty of space for furniture and a set of rear aspect double glazed patio doors lead out onto the enclosed garden. The beautiful kitchen/diner is a generous size offering a range of eye and base level units with work surfaces over, some integrated appliances and plenty of space for a dining table and chairs. The separate utility room offers space and plumbing for a washing machine and tumble dryer, wall mounted gas boiler and a rear aspect double glazed door leads out onto the garden.

The first floor offers a landing area with doors leading through to



This attractive four double bedroom family home is located within the popular development of Chesil Reach, Chickerell.



CG FRY & SON
D E V E L O P M E N T

the main family bathroom and four generous sized bedrooms with the master bedroom benefitting a contemporary shower ensuite.

Outside offers an enclosed rear garden laid to lawn with a patio area abutting the property and gated side access. There is a block paved driveway providing off road parking for two cars in tandem in front of the garage. The garage has an up and over door with power and lighting.

The property is well positioned in the heart of the ever-popular family location of Chesil Reach, the property is situated within the catchment area of well regarded primary and secondary schools. Chickerell itself has a local shop, two public houses, a restaurant, chemist, and post office. Nearby supermarket and industry shopping units include fast food and coffee shop units. There are lots of scenic coastal walks and links to the Southwest Coast path. A short drive away is Weymouth, a Georgian seaside resort with award winning sandy beach and town centre with a good range of high street names and quirky boutiques in the adjacent lanes as well as pubs, restaurants and cafes.

Please Note: The drawings and particulars are for illustrative purposes only and shall not form part of any contract. Example images are from a typical show home.

Agents Note: There is a community service charge of TBC

Rating Authority: - Dorset (West Dorset) Council. Council Tax Band TBC. Services: - Gas central heating, mains electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



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



FIRST FLOOR



GROUND FLOOR

PLOT 127

FOUR BEDROOM HOME

FIRST FLOOR

Bedroom 1
3.35 x 3.70m (10'11 x 12'1ft max)
(Dimensions excluding wardrobe recess)

Bedroom 2
3.62 x 3.23m (11'11 x 10'7ft max)

Bedroom 3
3.49 x 2.92m (11'6 x 9'7ft max)

Bedroom 4
3.76 x 2.62m (12'4 x 8'7ft max)

GROUND FLOOR

Living Room
3.40 x 5.95m (11'2 x 19'6ft max)

Kitchen / Dining Room
3.35 x 5.95m (11'0 x 19'6ft max)

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We value more than your property