



## Plot 132

Ridge Lane | Chickerell | Weymouth | DT3 6GR

**£460,000**

BEAUMONT  JONES

# Plot 132

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Welcome to Plot 132 Ridge Lane, a BRAND NEW rendered three double bedroom detached family home boasting a WESTERLY facing rear garden within the popular Chesil Reach Development in Chickerell. Built by CG FRY this beautiful property offers a welcoming hall, downstairs cloakroom, spacious living room, generous sized kitchen/diner with integrated appliances and patio doors leading out onto the rear garden, master en-suite shower room, family bathroom, enclosed Westerly facing rear garden, garage and off road parking for two cars.

- Brand New Three Double Bedroom Detached Family Home
- Beautiful Kitchen/Diner with Integrated Appliances
- Westerly Facing Rear Garden
- Garage & Off Road Parking For Two Cars
- Chesil Reach Development In Chickerell
- Downstairs Cloakroom, En-Suite to Master Bedroom & Family Bathroom
- 10 Year New Build Warranty with NHQB
- Built By CG Fry

## Full Description

Welcome to Plot 132, a brand new rendered three 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. The beautiful kitchen/diner is a generous size offering a range of eye and base level units with work surfaces over, integrated appliances, plenty of space for a dining table and chairs and a set of rear aspect patio doors lead out onto the Westerly facing garden.

The first floor offers a landing area with doors leading through to the main family bathroom and three generous sized double bedrooms with the master bedroom benefitting a contemporary shower en-suite.



A brand new three double bedroom detached family home within the popular development of Chesil Reach, Chickerell with a Westerly facing rear garden.



**CG FRY & SON**  
DEVELOPMENT



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

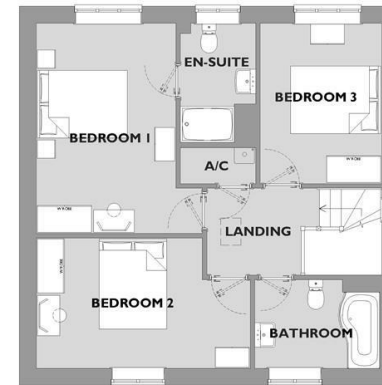
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**GROUND FLOOR**



**FIRST FLOOR**

# PLOT 132

THREE BEDROOM HOME

## FIRST FLOOR

Bedroom 1  
3.10 x 4.67m (10'2 x 15'4ft max)  
(Dimensions excluding wardrobe recess)

Bedroom 2  
4.75 x 2.90m (15'7 x 9'6ft max)

Bedroom 3  
2.70 x 3.56m (8'10 x 11'8ft)

## GROUND FLOOR

Living Room  
4.78 x 4.00m (15'8 x 13'2ft max)

Kitchen / Dining Room  
7.67 x 3.51m (25'2 x 11'7ft max)

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*We value more than your property*