



Constable Crescent | Chickerell | Weymouth | DT3 4GS

**£462,500**

BEAUMONT  JONES

# Constable Crescent | Chickerell

## Weymouth | DT3 4GS

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Welcome to Plot 42 Constable Crescent, a BRAND NEW rendered three double bedroom detached family home boasting a generous sized 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 with patio doors leading out onto the rear garden, generous sized kitchen/diner with integrated appliances, separate utility room with a door leading out onto the rear garden, master en-suite shower room, family bathroom, enclosed South-Westerly facing rear garden, garage and off road parking.

- Brand New Three Double Bedroom Detached Family Home
- Beautiful Kitchen/Diner with Integrated Appliances & Separate Utility Room
- Generous Sized Rear Garden
- Garage & Off Road Parking
- The Popular 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 42, 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 and a set of rear aspect 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, integrated



A brand new three double bedroom detached family home within the popular development of Chesil Reach, Chickerell.

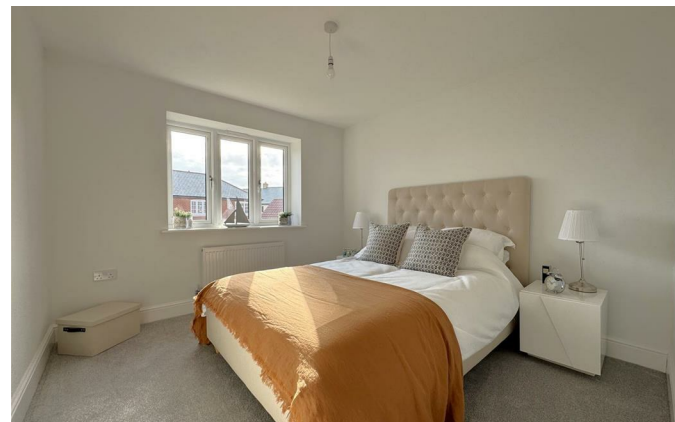


appliances, plenty of space for a dining table and chairs. The separate utility room has space and plumbing for a washing machine and tumble dryer and a rear aspect door leads out onto the garden.

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.

Outside offers an enclosed generous sized rear garden laid to lawn. There is gated side access leading out onto a block paved driveway providing off road parking in front of the garage. 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.

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.



# CG FRY & SON

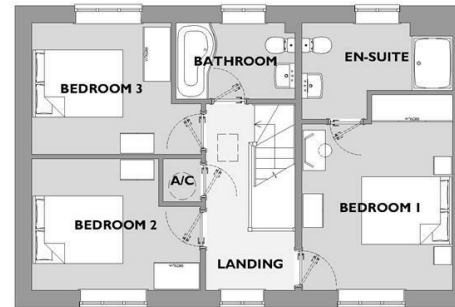
## DEVELOPMENT



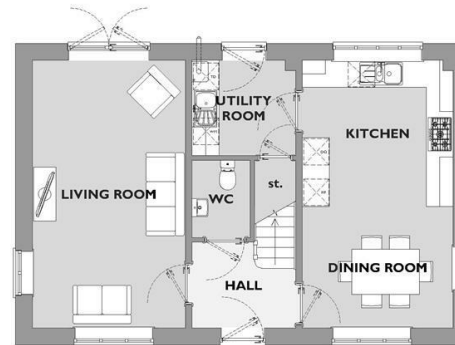
Build complete and ready to purchase with a 10 year new build warranty with NHQB



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>84</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		



**FIRST FLOOR**



**GROUND FLOOR**

## PLOT 42

THREE BEDROOM HOME

### FIRST FLOOR

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

Bedroom 2  
3.74 x 2.92m (12'3 x 9'7ft max)

Bedroom 3  
3.1 x 2.92m (10'2 x 9'7ft)  
(Dimensions excluding door recess)

### 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*