



Instinct Guides You



## Courage Way, Chickerell, Weymouth £375,000

- Beautifully Presented Throughout
- Garage & Parking
- Family Bathroom & Cloakroom
- Fully Fitted Contemporary Kitchen
- Attractive Walled Garden
- Chickerell Close To Amenities



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Wilson Tominey are delighted to present this modern, contemporary three-bedroom home on Courage Way. Beautifully maintained throughout, it offers generous living space, an efficient modern finish, a garage with parking, and an attractive walled garden. The property is perfectly positioned for countryside walks and local amenities, all just moments away.

The hub of the home is the impressive kitchen/dining room. Remodelled and significantly enlarged by the current owner, it features ample fitted cabinetry and has been finished to a superb standard. Integrated appliances include an oven and hob, fridge/freezer, washing machine and dishwasher. The room comfortably accommodates a dining table and is ideally configured for family life and social living. A door leads to a small hallway with access to the cloakroom and the rear garden.

Adjacent, the living room is equally well presented and enjoys double doors opening onto the garden, helping to blur the boundaries between indoor and outdoor living.

Rising to the first floor are three bedrooms and the family bathroom. Bedroom one is a generous double with excellent space for a range of furniture and flexibility in layout. Bedroom two is another comfortable double, while bedroom three is a well-proportioned single enjoying pleasant views over the garden.

The family bathroom retains a modern finish and comprises a bath with shower over, hand basin and W.C., set against contemporary tiling.

The rear garden is a true highlight and, unusually, is enclosed by a wall rather than fencing. A patio adjoins the home, providing a perfect space for outdoor dining and entertaining, before extending to a generous lawn. There is also rear access to the garage and parking area.

**Kitchen/Dining Room 18'0" x 12'0" max (5.50 x 3.68 max )**

**Cloakroom 5'10" x 3'3" (1.80 x 1.00)**

**Living Room 18'0" x 10'7" (5.51 x 3.23)**

**Bedroom One 12'1" x 11'8" max (3.70 x 3.56 max )**

**Bedroom Two 14'1" max x 9'3" (4.30 max x 2.84 )**

**Bedroom Three 8'5" x 7'3" (2.58 x 2.21)**

**Bathroom 8'3" max x 7'4" (2.52 max x 2.26)**

**Garage**



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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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