



Boardman Fields | Chickerell | Weymouth | DT3 4GZ

**£575,000**

BEAUMONT  JONES

# Boardman Fields | Chickerell Weymouth | DT3 4GZ £575,000

Built in 2025 by well-regarded developers and over 8 years remaining on the new homes warranty this beautiful and spacious three bedroom detached bungalow sits within a small private development within a cul-de-sac in Chickerell. This wonderful property boasts a spacious hallway, impressive open-plan living area plus a separate living room, utility room, en-suite to the master bedroom, all bedrooms have built-in double wardrobes, contemporary bathroom, gas underfloor heating throughout, enclosed low maintenance rear garden, garage and off road parking for two-three vehicles. The property sits on a level plot and is wheelchair friendly, this would make an excellent downsize and viewing is highly recommended to be appreciated.

- Spacious Three Bedroom Detached Bungalow
- Over 8 Years Remaining On The New Homes Warranty
- Level Plot & Wheelchair Friendly
- En-Suite To The Master Bedroom Plus A Contemporary Bathroom
- Enclosed Rear Low Maintenance Rear Garden
- Built In 2025 By Well-Regarded Developers
- Small Private Development Located Within A Cul-de-Sac In Chickerell
- Impressive Open-Plan Living Area Plus A Separate Living Room & Utility Room
- Gas Underfloor Heating Throughout
- Garage & Off Road Parking For Two-Three Vehicles

## Full Description

Entrance into this wonderful and beautifully designed bungalow is via a front aspect composite door leading into a spacious and open hallway with a double built-in storage cupboard, loft access via a hatch, tiled flooring and doors lead through to the principle rooms. The impressive open-plan living area is the hub of the home creating a beautifully fitted kitchen with centre island, spacious dining area and a snug. The kitchen comprises a wide range of eye and base level units with Quartz worktops, centre island with fitted units and breakfast bar seating, NEFF appliances include an integral oven and microwave oven with inset four ring induction hob and extractor hood over, integrated dishwasher and space for a freestanding fridge/freezer. The



This beautifully designed three bedroom detached bungalow sits within a small private development in Chickerell.



dining area has plenty of space for a large table and chairs, the snug has space for sofas creating the perfect open-plan living area. A set of side aspect double glazed sliding patio doors lead out onto the enclosed rear garden, rear aspect double glazed window and fitted Amtico luxury vinyl flooring. The separate utility room is adjacent to the kitchen providing base units with worksurface over, table top sink unit, side aspect double glazed door leading out onto the driveway and garage, wall mounted gas boiler, tiled flooring and space and plumbing for a washing machine and tumble dryer.

The separate living room has a cosy feel with a front aspect double glazed window and has plenty of space for furniture. The master bedroom is a generous sized double boasting a front aspect double glazed window, built-in double wardrobe and a door leads into the contemporary shower en-suite. The suite comprises a shower cubicle with a wall mounted rainfall mixer shower system, floating WC with a concealed cistern, wall hung vanity wash hand basin, wall mounted towel rail heater, partially tiled walls, tiled flooring and a side aspect double glazed window. Bedroom two is a further generous sized double offering a rear aspect double glazed window and built-in double wardrobes. Bedroom three is a well-proportioned single with a rear aspect double glazed window and built-in double wardrobes. The main bathroom has a contemporary suite including a panel enclosed bath with a wall mounted rainfall mixer shower system over and screen attached, floating WC with a concealed cistern, wall hung vanity wash hand basin, wall mounted towel rail heater, partially tiled walls, tiled flooring and a side aspect double glazed window.

Outside to the rear boasts an enclosed low maintenance garden laid to patio and shingle with planted borders. fixed garden arbour perfect for seating, electric awning, power supply, water supply and gated side access. The front garden is laid to shingle for easy maintenance. The driveway is also laid to shingle and provides off road parking for two-three vehicles. The garage has an electric up and over door with power and lighting.

The property is well positioned within a small private development in Chickerell, 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.

Agents Note: The road is unadopted and owned by the residents of Boardman Fields, there will be a management company set up with a small yearly charge in order to maintain the road and pavements. Figure yet TBC.

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

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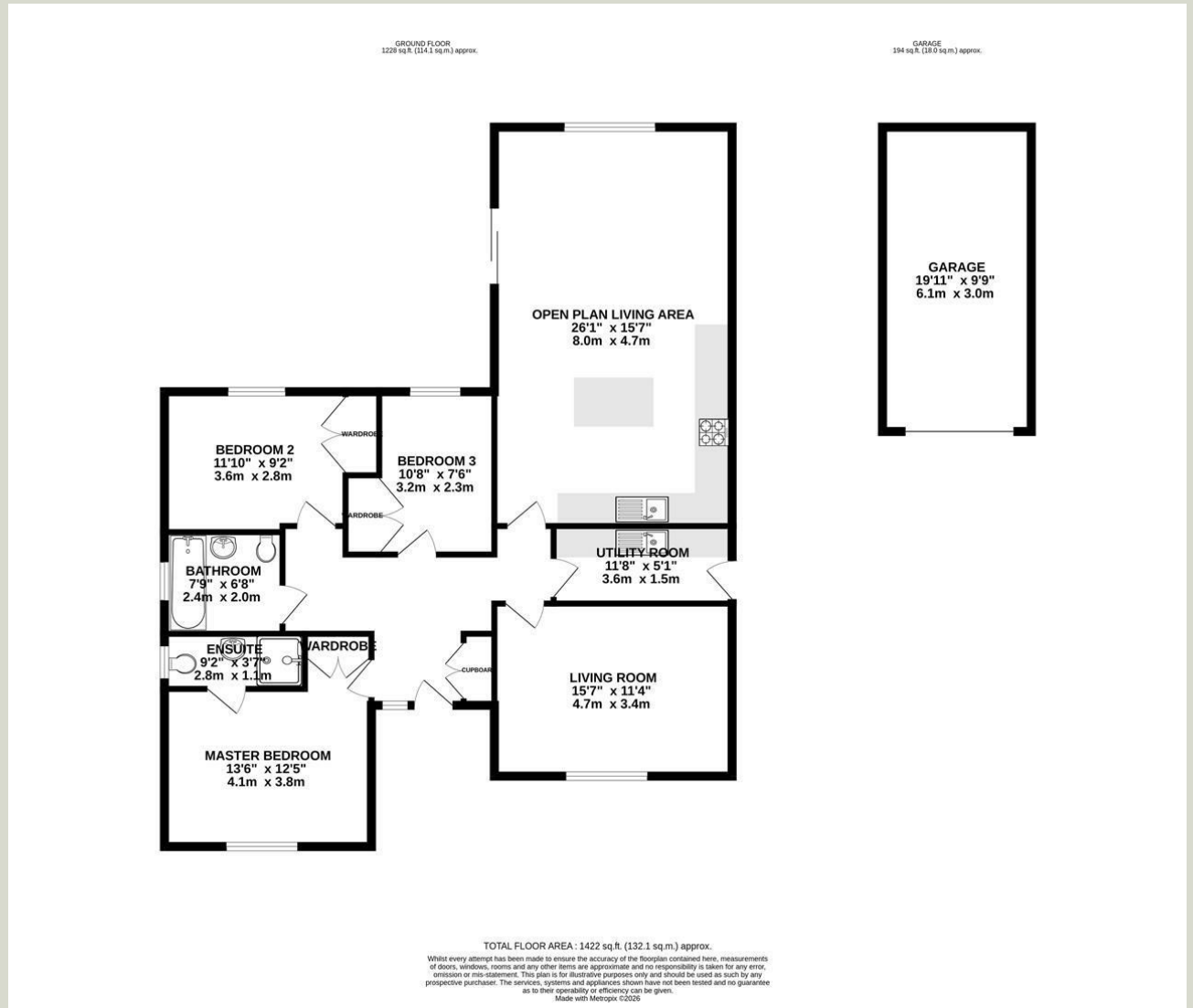


Built in 2025 with over 8 years remaining on the new homes warranty.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



*We value more than your property*

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