



Barnes Wallis Close | Chickerell | Weymouth | DT3 4PP

Offers Over £375,000

BEAUMONT  JONES

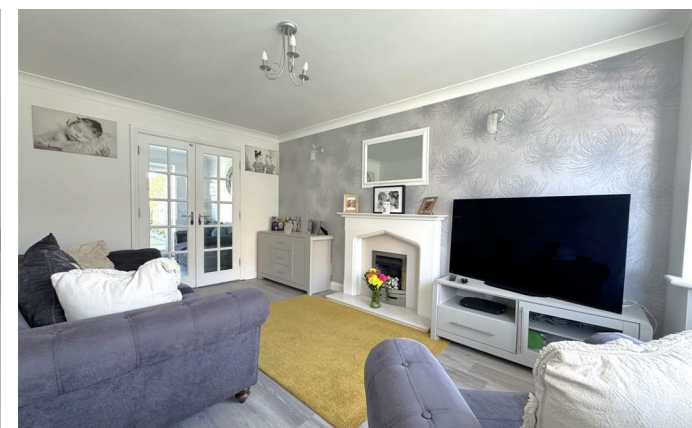
Barnes Wallis Close | Chickerell Weymouth | DT3 4PP Offers Over £375,000

Located within a quiet residential cul-de-sac in Chickerell is this beautifully presented three double bedroom detached family home offering a beautiful landscaped Southerly facing rear garden. The property boasts a generous sized modern kitchen/diner, spacious bay-fronted living room, downstairs cloakroom, en-suite to bedroom three, contemporary family bathroom with a freestanding bath, garage and off road parking for one car. This wonderful home is located close to well-regarded schools and local amenities, viewing is highly recommended to be appreciated

- Three Double Bedroom Detached Family Home
- Beautifully Presented Throughout
- Southerly Facing Landscaped Rear Garden
- Modern Kitchen/Diner
- Spacious Bay-Fronted Living Room
- Downstairs Cloakroom/En-Suite To Bedroom Three & A Contemporary Family Bathroom
- Garage & Off Road Parking
- Close To Well-Regarded Schools & Local Amenities
- Cul-de-Sac Within Chickerell

Full Description

Entrance into this wonderful family home is via a front aspect double glazed door leading into a warm and welcoming hall with a side aspect double glazed window, stairs rise to the first floor, tiled flooring and doors lead through to the ground floor accommodation. The spacious bay fronted living room offers great space for furniture, a beautiful gas fire set within a wooden surround and marble hearth, LVT flooring and double wooden glazed doors open into the kitchen/diner. Reverting back to the hall the cloakroom has a low level WC and wash hand basin. The kitchen/diner can be accessed either from the hall or living room creating a nice flow to the



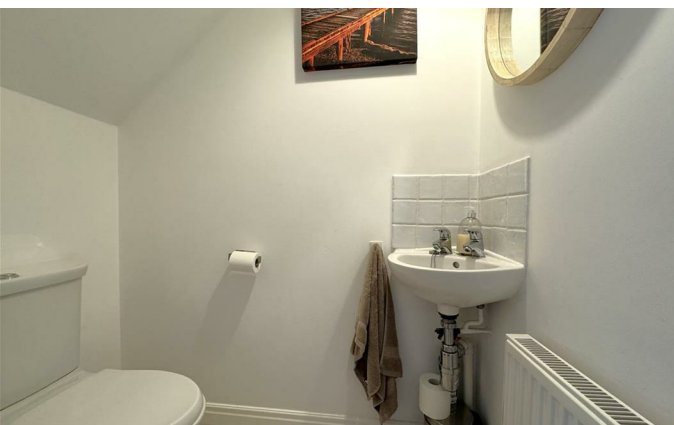
This beautiful family home is located within a quiet residential cul-de-sac within Chickerell, close to well-regarded schools and local amenities.



ground floor. The hub of the home is the beautifully designed kitchen/diner boasting a range of eye and base level units with work surfaces over, breakfast bar seating for two, integral oven with inset four ring gas hob and extractor hood over, integral microwave oven, integrated dishwasher, sink unit with a boiling water mixer tap, tiled flooring, rear aspect double glazed window, rear aspect double glazed French doors lead out on to the Southerly facing garden and plenty of space for a dining table and chairs.

The first floor offers a side aspect double glazed window half-way up the stairs, spacious landing, built-in airing cupboard, loft access via a hatch and doors lead through to the three bedrooms and family bathroom. The master bedroom is a generous sized double with two front aspect double glazed windows and a built-in wardrobe. Bedroom two is over the garage creating a good sized double with a front aspect double glazed Dorma window. Bedroom three is a further double boasting a rear aspect double glazed window, fitted sliding door wardrobes and a door leads through to the shower en-suite. The modern suite comprises a shower cubicle with a wall mounted mixer shower system, vanity wash hand basin, low level WC, wall mounted towel rail heater. rear aspect double glazed window and partially cladded walls. The family bathroom has a contemporary suite including a freestanding bath with wall mounted mixer taps, wall mounted vanity wash hand basin with double drawers, WC with a concealed cistern, wall mounted LED mirror, wall mounted 3 column radiator with towel rail heater attached, side aspect double glazed window and beautiful partially tiled walls.

Outside boasts a beautifully landscaped and Southerly facing rear garden mainly laid to patio with beautiful tiles, the remainder of the garden is laid to artificial grass and raised planted borders. External power socket, water supply and access into the garage via a double glazed door. The garage is a generous size with an up and over door, power, lighting,



space and plumbing for a washing machine, tumble dryer and fridge/freezer. The gas combi boiler is also in here and was new in December 2025. The front garden is laid to lawn and the shingled driveway provides off road parking for one car.

This property is well positioned, being on the edge of both Chickerell and Lanehouse. There are nearby local amenities including a Tesco Express, doctor's surgery and pharmacy in Lanehouse as well as a regular bus service to Weymouth and excellent schools nearby. Nearby is Chickerell, a peaceful coastal small town located next to the Fleet, the largest natural inlet of sea water in England. Chickerell itself has a local shop just moments away, two public houses, a restaurant, chemist, and post office. Nearby supermarket and industry shopping units include fast food and coffee shop units.

Rating Authority: - Dorset (West Dorset) Council. Council Tax Band D. 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.

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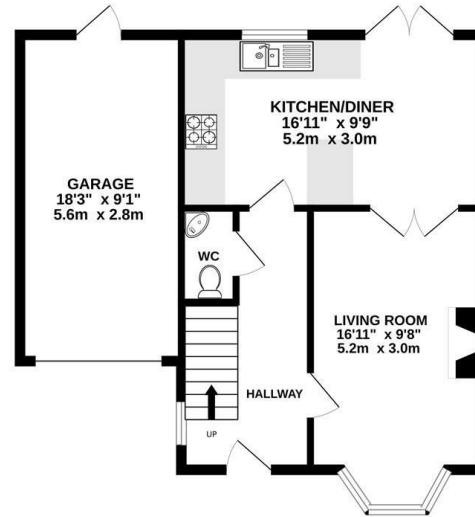
Landscaped
Southerly facing
rear garden, garage
and off road
parking.



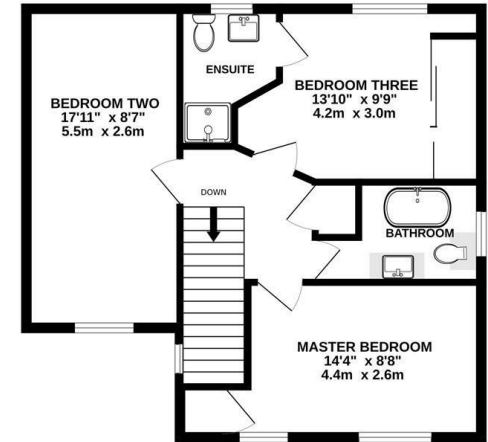


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR
581 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR
559 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 1140 sq.ft. (105.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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