



## Plot 57

Constable Crescent | Chickerell | Weymouth | DT3 4GS

**£405,000**

BEAUMONT  JONES



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£5,000 TOWARDS STAMP DUTY & FLOORING INCLUDED\*\*

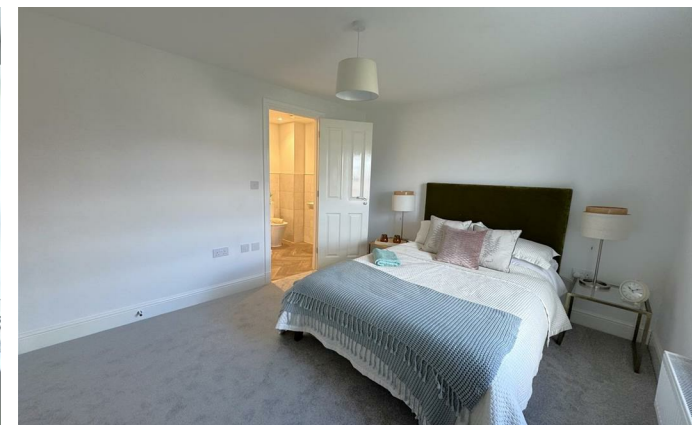
Welcome to Plot 57 Constable Crescent, a BRAND NEW brick built three double bedroom semi-detached home within the popular Chesil Reach Development in Chickereil. Built by CG FRY this beautiful property boasts far reaching views out to countryside from the first floor front aspect windows, welcoming hall, downstairs cloakroom, spacious living room, generous sized kitchen/diner with integrated appliances and patio doors leading out onto the Southerly facing rear garden, master en-suite shower room, family bathroom, enclosed Southerly facing rear garden, garage and off road parking for two vehicles tandem style.

- £5,000 TOWARDS STAMP DUTY & FLOORING INCLUDED
- The Popular Chesil Reach Development In Chickereil
- Built By CG FRY
- Downstairs Cloakroom, En-Suite to Master Bedroom & Family Bathroom
- Southerly Facing Rear Garden
- 10 Year New Build Warranty with NHQB
- Beautiful Kitchen/Diner with Integrated Appliances
- Garage & Off Road Parking For Two Vehicles

## Full Description

Welcome to Plot 57, a brand new brick built three double bedroom semi-detached 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 modern appliances, plenty of space for a dining table and chairs and a set of rear aspect double glazed patio doors lead out onto an enclosed Southerly facing rear garden.

The first floor offers a landing area with a built-in airing cupboard, loft access via a hatch and doors lead through to the main family bathroom and three generous sized double



A brand new three double bedroom semi-detached brick built home within the popular development of Chesil Reach, Chickerell.



## CG FRY & SON

### DEVELOPMENT



CHESIL REACH  
CHICKERELL  
DRS 8, 9, 10, 12 & 13

bedrooms with the master bedroom benefitting a contemporary shower en-suite.

Outside offers a generous sized enclosed Southerly 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 for two vehicles. The garage has an up and over door with 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.

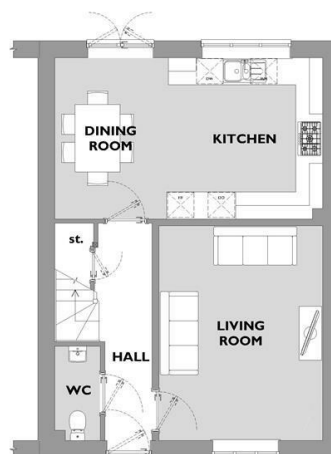
Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or 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.

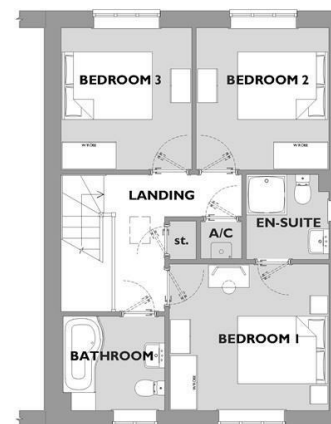




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 		



**GROUND FLOOR**



**FIRST FLOOR**

## PLOT 57

THREE BEDROOM HOME

### FIRST FLOOR

Bedroom 1  
3.54 x 3.26m (11' 8 x 10'8ft max)

Bedroom 2  
2.94 x 3.16m (9'8 x 10'4ft max)

Bedroom 3  
2.90 x 3.16m (9'6 x 10'4ft)

### GROUND FLOOR

Living Room  
3.64 x 4.77m (11'11 x 15'8ft max)

Kitchen / Dining Room  
5.95 x 3.58m (19'6 x 11'9ft max)

*We value more than your property*

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