



Lilly Lane | Chickerell | Weymouth | DT3 4FU

**Offers Over £525,000**

BEAUMONT  JONES

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We are delighted to bring to the market this modern and spacious five bedroom detached family home. Set in a private position within the popular Greys Field development in Chickerell, close to well-regarded schools and excellent amenities. Accommodation spans over three floors and includes; generous sized sitting room, family friendly kitchen/diner with separate utility room, five bedrooms in total - four double bedrooms, two with spacious en-suites and a good sized single bedroom which would also make an excellent home office/study. Externally is a private enclosed rear garden and double garage with one half having been converted to an attractive garden room with bi-folding doors opening into the garden. The driveway offers parking for several cars.

- Impressive Five Bedroom Detached Family Home
- Two Generous Sized En-suite Shower Rooms
- Double Garage (Half Converted to an Attractive Garden Room)
- Set Over Three Floors with Four Double Bedrooms
- Family Friendly Kitchen/Diner with Separate Utility Room
- Enclosed Private Garden with Gated Rear Access

**Full Description**  
Accommodation

Entrance to this wonderful family home is via the front door opening into a welcoming entrance hallway with stairs rising to the first floor and doors lead to the downstairs accommodation. The spacious downstairs cloakroom offers space for hanging coats and offers; low level WC and pedestal wash hand basin. The inviting sitting room runs the width of the house with front and side aspect windows and patio doors opening into the garden. There is a focal fireplace with modern attractive fire and plenty of space for furniture. The spacious kitchen/diner offers a superb family friendly room with front, side and rear aspect



Modern & immaculately presented five bedroom detached family home



windows creating a light and open space. There is ample space for a good sized dining table and chairs. The modern kitchen offers a range of wall and base units providing plenty of storage. Built-in appliances include fridge/freezer, dishwasher, pyrolytic oven, grill and five ring gas hob. There is a separate utility room offering further storage & secondary sink, space and plumbing for a washing machine and tumble dryer. There is also access to storage under the stairs.

Returning to the entrance hall, stairs rise to the spacious first floor landing with two storage cupboards and access to the following rooms. Three of the bedrooms can be found on this level, bedrooms three & four are both to the front of the house and are generous sized double bedrooms. Bedroom five is a single room which is currently used as a home office. The spacious family bathroom is fully equipped with a suite including; generous sized shower cubicle, bath, low level WC and wash hand basin.

Stairs from the first floor rise to a further spacious second floor landing, rear aspect window with lovely open views and access to the last two bedrooms. Both are similar sized, spacious double bedrooms with generous sized en-suites including large shower cubicles, wash hand basins and low level WC's.

#### Outside

To the front of the house and set to the left, accessed via a private drive, is a block paved driveway offering parking for several cars. The rear garden is perfectly manicured and low maintenance, offering plenty of space for garden furniture with an attractive patio area. The remainder of the garden is laid to artificial lawn and there is a useful side access gate leading to the parking. One side of the double garage has been converted to a garden room with attractive bi-folding doors opening into the garden. There is a composite decked area abutting the summer room providing further space for garden furniture. The remainder of the garage offers a generous sized single garage with electric up and over door, power and light and door opening into a useful store/workshop. This could easily be converted back to a double garage if preferred.



## Location

Located in the heart of the ever-popular family location of Greys Field, 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.

Rating Authority: - Dorset (West Dorset) Council. Council Tax Band E. 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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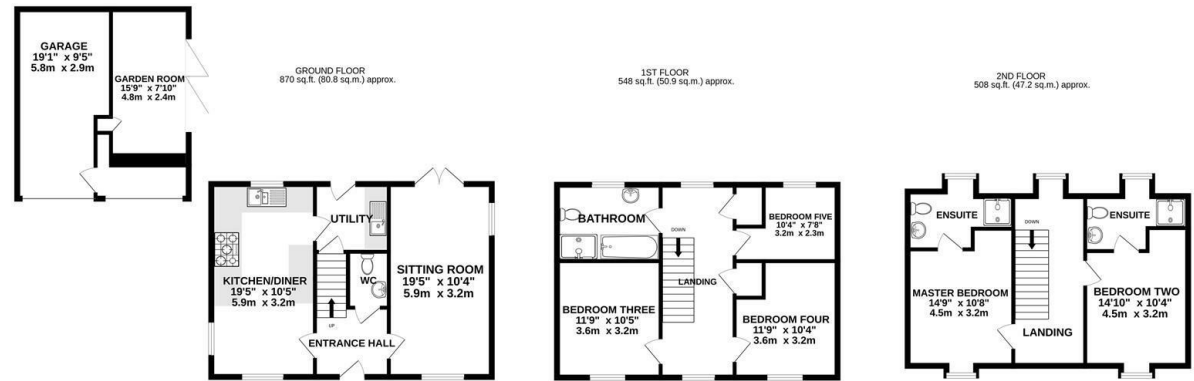
Set in a private position within the sought-after development of Greys Field, close to well-regarded schools





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>100+</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 	



TOTAL FLOOR AREA: 1926 sq.ft. (179.0 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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*We value more than your property*

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