



40 Chalbury Close, Weymouth - DT3 6LE
£600,000



40 Chalbury Close

Weymouth

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Spacious detached house
- Large driveway (ample off-road parking)
- Modern open plan living area
- Stylish modern kitchen with island and integrated appliances
- Exposed brick fireplace
- Skylights and large windows (abundant natural light)
- Spacious private garden with patio and scenic views
- Modern bathrooms with walk-in shower and bath-tub
- Modern staircase with glass balustrade
- Spacious garage and workshop with extensive storage





Front of property

Sloped driveway onto off-road parking for 2 vehicles. Vehicular side gate access for workshop / garage and 3 entrance porch steps up to double glazed front door.

Entry Hall

12' 2" x 8' 10" (3.70m x 2.70m)

Light and spacious entry hall with steps to first floor, single step down to tiled floor, wooden door into Cloak room and archway opening into living room. spotlights and under stair storage.

Wc

6' 7" x 3' 3" (2.00m x 1.00m)

Rear aspect partially tiled ground floor cloakroom with low-level WC, hand wash basin and wall mounted radiator. Spotlights.

Living room

24' 11" x 12' 2" (7.60m x 3.70m)

Multi Aspect living room with oversized rear aspect UPVC windows overlooking garden and side aspect double patio door. Additional light is provided by a large roof lantern. The main feature of this room is the large red brick fireplace with log burner. The tiled flooring continues on into the kitchen via large archway

Kitchen

21' 0" x 12' 6" (6.40m x 3.80m)

Dual aspect kitchen with over-sized rear window and front aspect window. Utility area set up with space for washing machine. Breakfast bar area with Neff 5 ring induction hob encircles the main kitchen area and houses double eye level built in ovens, dishwasher, 1.5 bowl sink and space for american fridge freezer. This kitchen is modern, sleek and functional. Lighting is provided by the many ceiling spotlights





Bedroom 3

9' 2" x 8' 6" (2.80m x 2.60m)

Front aspect double bedroom with views of White Horse Hill, currently being used as very spacious walk in wardrobe and storage. Wall mounted radiator.

Bedroom 2

11' 6" x 11' 2" (3.50m x 3.40m)

Large rear aspect double bedroom with window over rear garden

Bedroom 1

13' 1" x 11' 6" (4.00m x 3.50m)

Rear aspect bedroom with large window overlooking rear garden.

Bathroom

11' 10" x 5' 7" (3.60m x 1.70m)

Front aspect family bathroom, with double windows overlooking Osmington and White Horse Hill. This fully tiled room has a large walk in shower, panel enclosed bath, low level WC and vanity style sink with mirror surround.





GARDEN

Spacious rear garden with private laid tarmac "road" up to workshop at the rear. seating area at rear of house leading upto large slightly sloped grass area.

DOUBLE GARAGE

4 Parking Spaces

Very large single story workshop / garage with extra wide electric roll up garage door and 2 front aspect double glazed windows and separate UPVC side access door. Power, lighting and water supplied. smaller washroom and WC inside. - Excellent Annex opportunity pending local council enquiries and permissions.

DRIVEWAY

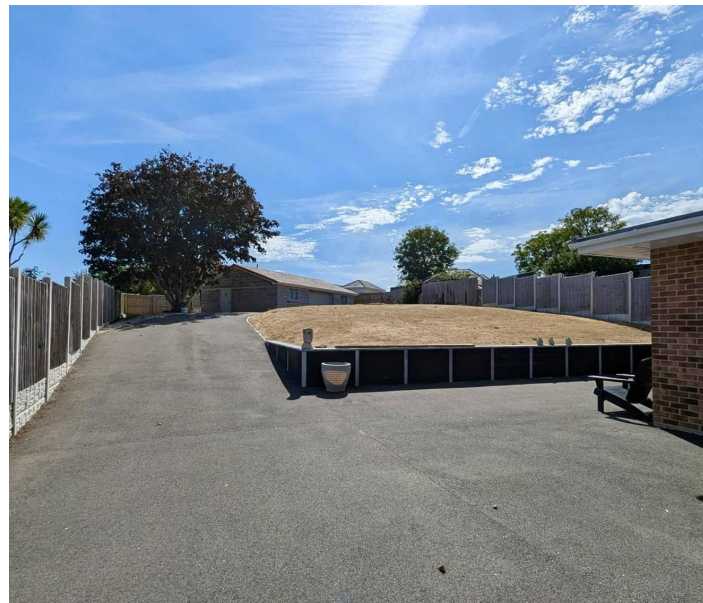
4 Parking Spaces

Side access driveway to large Workshop

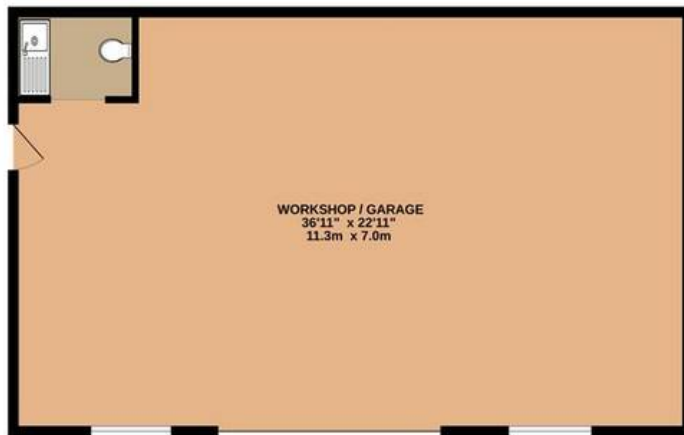
OFF STREET

2 Parking Spaces

Parking at front of property



WORKSHOP/GARAGE



GROUND FLOOR



1ST FLOOR



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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