



Instinct Guides You



Fairfield, Chickerell, Weymouth £270,000

- Three Bedroom Family Home
- Generous Kitchen/Dining Room
- Large Conservatory
- Cul-De-Sac Position In Chickerell
- Close To Local Amenities
- Attractive Southerly Aspect Rear Garden
- Family Shower Room & Cloakroom
- Countryside Walks Nearby



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Welcome to this three bedroom home tucked away in a small cul-de-sac within Chickereil Village. Enjoying a SOUTHERLY aspect garden, a ground floor CLOAKROOM large conservatory the property offers a superb family home close to local shops, schools, and scenic countryside walks are all within easy reach, making this a wonderfully convenient location.

Upon entering, you are welcomed into the hallway, with stairs rising to the first floor and doors leading around the ground-floor accommodation.

At the front of the home sits the spacious lounge, featuring a generous window that fills the room with natural light and provides ample space for a variety of furnishings. A hallway with useful under-stairs storage leads through to the kitchen, which offers a selection of eye-level and base units, space for appliances, and room for a small dining table. To the rear, a large conservatory and cloakroom complete the ground floor layout.

Upstairs, the property offers two well-proportioned double bedrooms and a versatile single room. The family includes a shower, wash hand basin and W.C set against contemporary tiling.

Outside, the private, enclosed rear garden enjoys a desirable southerly orientation, ensuring sunshine throughout the day. A patio adjoins the home offering a pleasant space to entertain before a lawm runs o the back boundry. The garden enjoys rear access.



Lounge 13'4" x 11'10" (4.08 x 3.61)

Kitchen/Dining Room 18'3" x 9'0" (5.57 x 2.76)

Conservatory 12'10" x 7'1" (3.92 x 2.18)

Bedroom One 12'2" x 10'0" (3.72 x 3.05)

Bedroom Two 10'3" x 10'0" + recess (3.14 x 3.06 + recess)

Bedroom Three 7'10" x 6'10" (2.41 x 2.10)



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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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