



Instinct Guides You



## Charles Dean Walk, Chickerell, Weymouth £400,000

- Stunning open country views across to Hardy's Monument
- No onward chain
- South facing rear garden with additional front garden
- Impressive modern three double bedroom house
- Parking & garage
- Contemporary fitted kitchen/dining room
- En-suite shower room and family bathroom
- Generously proportioned throughout



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Set in a cul-de-sac on the edge of Chickerell, this impressive modern **THREE DOUBLE BEDROOM** home enjoys stunning open **COUNTRYSIDE VIEWS** towards Hardy's Monument, a **SOUTH FACING** rear garden and an additional front garden. The property also benefits from a **GARAGE** and **PARKING**, spacious accommodation throughout, a contemporary kitchen/dining room, en-suite shower room and family bathroom. Offered with **NO ONWARD CHAIN**.

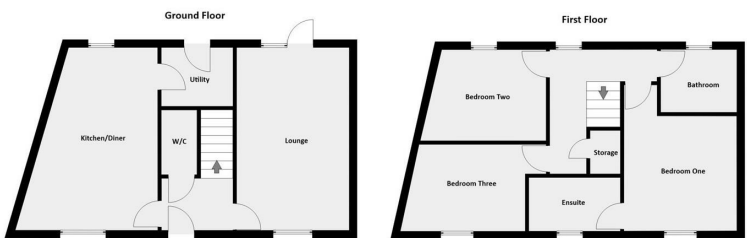
The property is entered via a central hallway with stairs rising to the first floor and a generous cloakroom with additional under stairs storage. To the left, the kitchen/dining room provides a bright and sociable space fitted with a range of contemporary wall and base units, ample work surface space, integrated appliances and room for dining furniture. A separate utility room is positioned to the rear with direct access to the rear garden.

To the right of the hallway, the lounge offers a generously sized reception room with a bright dual aspect and French doors opening onto the rear garden allowing natural light to sweep through. The room provides excellent space for seating and entertaining while taking advantage of the surrounding outlook.

On the first floor, the landing gives access to three double bedrooms and the family bathroom. Bedroom one is a spacious principal room positioned to the front and benefits from an en-suite shower room along with elevated views across the surrounding countryside towards Hardy's Monument. Bedroom two also enjoys attractive outlooks, while bedroom three offers flexibility for family living, guests or home working. The family bathroom is fitted with a bath, shower, wash hand basin and WC.



- Lounge 18'4" x 11'4" (5.61 x 3.46)**
- Kitchen/Diner 18'4" x 14'5" > 8'11" (5.6 x 4.4 > 2.72)**
- Bedroom One 14'8" max x 11'4" (4.48 max x 3.47 )**
- Bedroom Two 12'8" > 10'0" x 9'1" (3.87 > 3.05 x 2.79 )**
- Bedroom Three 12'6" > 12'2" x 8'11" (3.82 > 3.72 x 2.72 )**
- Utlilty Room 7'2" x 5'10" (2.2 x 1.8)**
- Bathroom 7'6" x 6'5" (2.29 x 1.96)**
- Ensuite**
- Cloakroom**
- Garage**



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.