



Lower Putton Lane | Chickerell | Weymouth | DT3 4AN

Offers Over £340,000

BEAUMONT  JONES

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Offers Over £340,000**

We are delighted to offer a well-presented modern three bedroom semi-detached family home boasting a South-Facing rear garden within the popular location of Chickerell. Located close to well-regarded schools and local amenities this beautiful home offers a kitchen/breakfast room, separate utility, spacious lounge/diner opening into a generous sized conservatory/garden room with an insulated roof and underfloor heating, downstairs cloakroom, en-suite to master bedroom, enclosed rear garden, garage and off road parking. Viewing is highly recommended to be appreciated

- Modern Three Bedroom Semi-Detached Family Home
- Enclosed South-Facing Rear Garden
- Spacious Lounge/Diner
- Downstairs Cloakroom, Master En-Suite & Family Bathroom
- Popular Location In Chickerell
- Well-Presented Throughout
- Conservatory/Garden Room
- Kitchen/Breakfast Room Plus Separate Utility
- Garage & Off Road Parking
- Well-Regarded Schools & Local Amenities Within Walking Distance

Full Description

Entrance into this wonderful family home is via a wooden glazed door leading into a welcoming and spacious hall with stairs rising to the first floor, open under stairs storage and doors lead through to the ground floor accommodation. The cloakroom has a front aspect double glazed window, low level WC and a wall mounted wash hand basin. The spacious lounge/diner is a bright and airy room with lots of natural flooding the room with an opening into the conservatory/garden room. Front aspect double glazed window, inset gas fire and plenty of space for furniture including a dining table and chairs. The beautiful



This well-presented family home boasts an enclosed South-Facing rear garden, garage and off road parking within the popular location of Chickerell.



conservatory/garden room is a great addition creating a further reception/snug overlooking the South-Facing rear garden with an Apex, insulated roof and underfloor heating with tiled flooring. Dual aspect double glazed windows and patio doors lead out onto the garden and a wooden stable door leads into the kitchen. The modern style fitted kitchen has a range of eye and base level units with work surfaces over, breakfast bar seating for two, integral eye level double oven with inset five gas burner hob and extractor hood over, space for an American style fridge/freezer. The utility room is located off the kitchen offering wall units, space and plumbing for a washing machine, dishwasher and tumble dryer with worktop over.



The first floor has a landing area with doors leading through to the three bedrooms and family bathroom. The master bedroom is a generous sized double with a front aspect double glazed window and door leads through to the shower en-suite with a suite comprising a double walk-in shower with a wall mounted mixer shower system, low level WC, wash hand basin and a rear aspect double glazed window. Bedroom two is double boasting a front aspect double glazed window and a large built-in cupboard/wardrobe. Bedroom three is a well-proportioned single with a rear aspect double glazed window and loft access via a hatch. The family bathroom has a modern suite comprising a panel enclosed bath with shower attachment over, wash hand basin, low level WC and a rear aspect double glazed window.



Outside boasts an enclosed low maintenance South-Facing rear garden laid to artificial grass and patio and a resin driveway providing off road parking for one car with double wooden gates. The detached garage has an electric roller door with power and lighting.



Located in a quiet residential road in Chickerell, a peaceful



coastal small town located next to the Fleet, the largest natural inlet of sea water in England. Chickerell itself has a local shop just moments away, two public houses, a restaurant, chemist, and post office. Nearby supermarket and industry shopping units include fast food and coffee shop units. There are great schools close by including primary and secondary making this a perfect family home with great living space.

Rating Authority: - Dorset (West Dorset) Council. Council Tax Band D. 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.



The beautiful conservator/garden room has an insulated roof and underfloor heating creating a further reception room overlooking garden.





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	



Approximate Gross Internal Area
 95.53 SQ.M / 1028 SQ.FT
 (EXCLUDING GARAGE)
 GARAGE: 10.63 SQ.M / 147 SQ.FT
 INCLUSIVE TOTAL AREA 109.16 SQ.M / 1175 SQ.FT

Illustration for identification purposes only. Not to scale.
 Floor Plan Drawn According To RICS Guidelines.

We value more than your property

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