Plot 135

Courage Way | Chickerell | Weymouth | DT3 4FF

£460,000

BEAUMONT JONES

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Welcome to Plot 135 Courage Way, an attractive FOUR bedroom detached family home with a Southerly facing rear garden within the popular Chesil Reach Development in Chickerell. Built by CG FRY this beautiful home is well-positioned boasting a welcoming hall, downstairs cloakroom, spacious living room with patio doors leading out onto the rear garden, generous sized kitchen/diner with integrated appliances, separate utility room with a door leading out onto the rear garden, master en-suite & family bathroom.

- Brand New Four Bedroom Detached Family Home
- Southerly Facing Enclosed Rear Garden
- Generous Sized Living Room
- Downstairs Cloakroom, En-Suite to Master Bedroom & Family Bathroom
- Built By CG FRY
- Spacious Kitchen/Diner Plus Separate Utility Room
- 10 Year New Build Warranty with NHQB
- Well-Positioned within The Development
- The Popular Chesil Reach Development In Chickerell
- Garage & Off Road Parking For Two Cars

Full Description

ENJOY UP TO £10,000 TOWARDS YOUR STAMP DUTY ON THIS BEAUTIFULLY FINSHED HOME WHICH IS READY TO MOVE INTO

Welcome to Plot 135, a brand new four bedroom detached family home offering a welcoming hall with stairs rising to the first floor, cloakroom and a built in under stairs storage cupboard. The spacious living room has a bright and airy feel with plenty of space for furniture and a set of rear aspect double glazed patio doors lead out onto the Southerly facing enclosed garden. The beautiful kitchen/diner is a generous size offering a range of eye and base level units with work surfaces over, integrated appliances and plenty of space for a dining table and chairs. The separate utility room offer space and plumbing for a washing machine and tumble dryer, wall mounted gas boiler and a rear aspect double glazed door leads out onto the garden.

The first floor offers a landing area with doors leading through to the main family bathroom and four generous sized bedrooms (three doubles and one

CG FRY & SON

DEVELOPMENT

This attractive four bedroom detached family home comes with a garage, off road parking and is well-positioned within the development.

well-proportioned single) with the master bedroom benefitting a contemporary shower en-suite.

Outside offers a Southerly facing enclosed rear garden laid to lawn with a patio area abutting the property. There is gated side access leading out onto a driveway providing off road parking for two cars in front of the garage. The garage has an up and over door with power and lighting.

The property is well positioned in the heart of the ever-popular family location of Chesil Reach, 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.

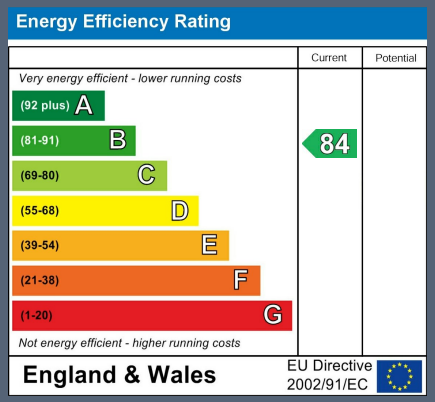
Please Note: The drawings and particulars are for illustrative purposes only and shall not form part of any contract. Example images are from a typical show home.

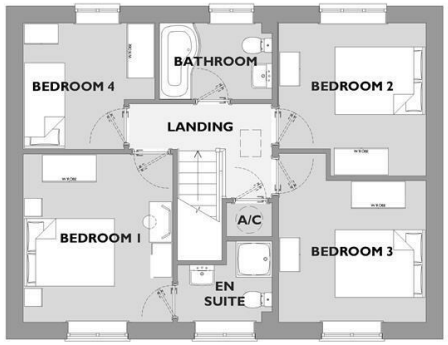
Agents Note: There is a community service charge of TBC

Rating Authority: - Dorset (West Dorset) Council. Council Tax Band TBC.
Services: - Gas central heating, mains electric & drainage.

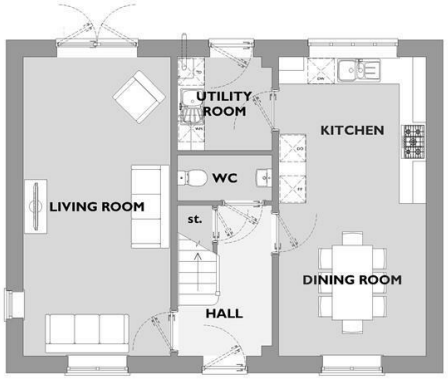
Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or 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.





FIRST FLOOR



GROUND FLOOR

PLOT 135

FOUR BEDROOM HOME

FIRST FLOOR

Bedroom 1
3.32 x 3.74m (10'11 x 12'3ft)

Bedroom 2
3.27 x 3.40m (10'9 x 11'2ft max)
(Dimensions including recess)

Bedroom 3
3.27 x 3.15m (10'9 x 10'4ft max)
(Dimensions excluding door recess)

Bedroom 4
2.92 x 2.81m (9'7x 9'3ft max)
(Dimensions including recess)

GROUND FLOOR

Living Room
3.27 x 6.65m (10'9 x 21'10ft max)

Kitchen / Dining Room
3.27 x 6.65m (10'9 x 21'10ft max)

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We value more than your property