



**Chickereil Road**  
**Weymouth, DT4 0BS**



**Asking Price**  
**£300,000 Freehold**





# Chickerell Road

Weymouth, DT4 0BS

- Modern Detached Family Residence
- Three Bedrooms
- Driveway Providing Ample Off-Road Parking
- Family Bathroom, Ensuite Shower Room & Downstairs WC
- Cosy Front-Aspect Living Room
- Open-Style Kitchen Diner
- French Doors onto Private Rear Garden
- Close to Local Schools
- Light & Airy Accommodation
- Short Walk to Supermarket and Weymouth Town Centre







This THREE BEDROOM, MODERN DETACHED FAMILY RESIDENCE, with a DRIVEWAY providing AMPLE OFF-ROAD PARKING, is presented For Sale. The property boasts a FAMILY BATHROOM, ENSUITE SHOWER ROOM and DOWNSTAIRS WC as well as OPEN-STYLE KITCHEN DINER with FRENCH DOORS leading onto the PRIVATE REAR GARDEN.

To the front of the property, a driveway provides ample parking for four cars and raised surrounding borders. These provide beautiful greenery, framing the property.

Stairs ascend to the property and provide side access to the garden as well as a front door leading to the integral accommodation. Through the doorway, you find yourself in the entrance hallway



which provides ample storage space, stairs leading to the first floor accommodation and access into the kitchen and living room. A private, downstairs WC is located below the staircase.

To the left, you find yourself in the property's living room. The living room is generously-sized and presents a dual aspect spilling rays of sunshine into the room. The room presents the hub of family living and would well suit relaxing of an evening or entertaining guests.

To the rear of the downstairs accommodation, you find yourself in the kitchen. The kitchen comprises wood-effect cabinets with black granite-effect worktops over and some integrated appliances and providing space for freestanding appliances too. The room presents space for a dining table and access into the rear garden.

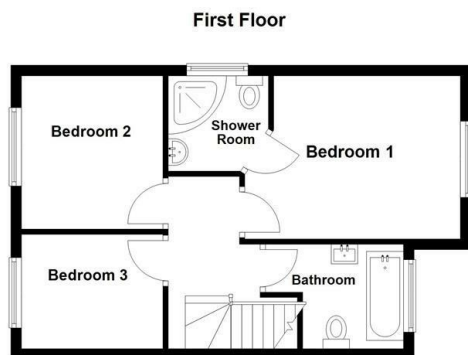
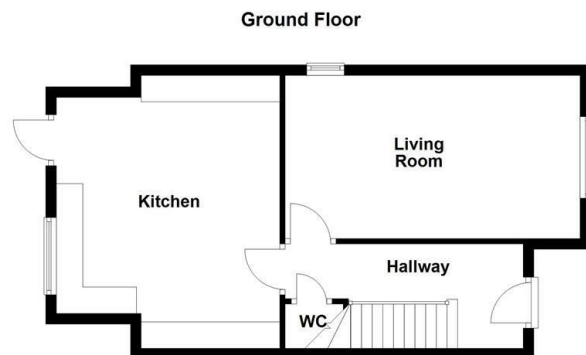
Ascending to the first floor, you find yourself on the landing. The first floor accommodation provides three bedrooms, one with ensuite, and a family bathroom. Two of the bedrooms are well-proportioned doubles with respective front/rear aspect windows creating light and airy space. The third would well suit a child's bedroom or home study and is currently utilised for storage.

Bedroom one hosts an en suite shower room. The room presents a corner shower cubicle, wash-hand basin with storage under and a WC. The first floor also presents the property's family bathroom. The bathroom comprises a panelled bath tub, wash-hand basin with storage under and WC.

Externally, french doors lead onto an initial rear patio area. The patio surface also leads to the side access that the property benefits from and steps arise to a raised lawn area.

Viewings are highly advised to fully appreciate the property.





**Living Room**  
18'3" x 10'0" (5.57m x 3.07m)

**Kitchen-Diner**  
16'4" max x 13'11" max (5m max x 4.25m max)

**Downstairs WC**

**Bedroom One**  
13'11" max x 10'0" max (4.25m max x 3.07m max)

**Bedroom Two**  
9'6" max x 9'0" max (2.9m max x 2.75m max)

**Bedroom Three**  
9'0" x 6'6" (2.75m x 2m)

**Bathroom**  
8'8" max x 6'0" max (2.66m max x 1.85m max)

**En Suite Shower Room**

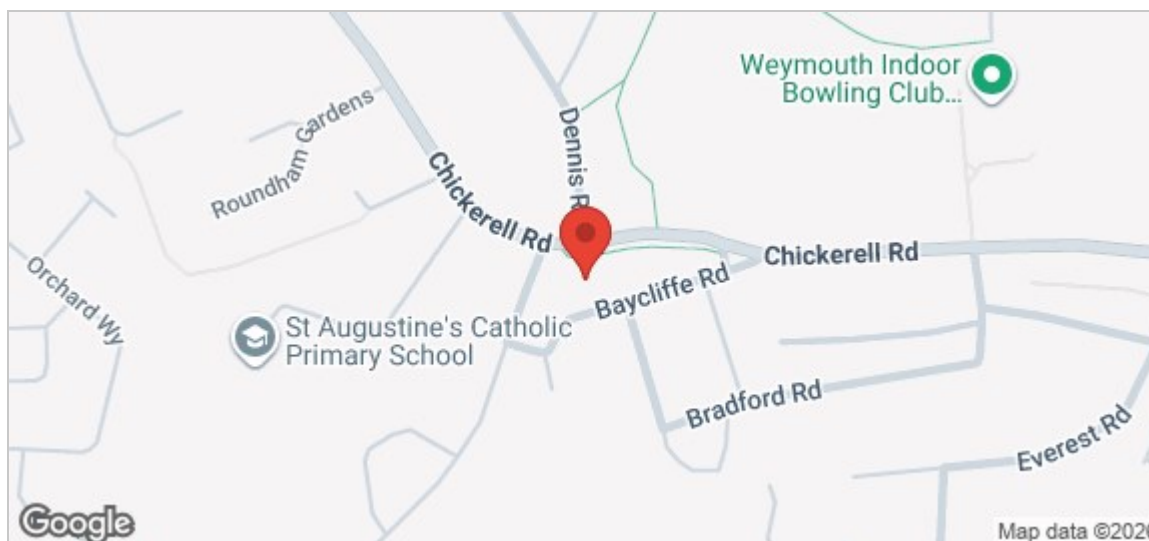
#### Additional information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Detached House  
 Property construction: Standard Construction  
 Tenure: Freehold  
 Mains Electricity  
 Mains Water & Sewage: Supplied by Wessex Water  
 Heating Type: Gas Central Heating  
 Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.  
[checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)

#### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	
(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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		