



**Connells**

Chalbury Close  
Weymouth



### Property Description

Entrance to the property is gained via a hallway which sets the tone for the rest of the property with light and spacious accommodation and tasteful décor. There is a ground floor wc and stairs rise to the first floor.

The kitchen is well appointed with a range of wall and base level units with work surfaces over. There is a stainless-steel sink & drainer with mixer tap, electric oven and four ring electric hob with extractor over. Space is provided for further appliances. A door leads through to the dual aspect living/dining room with a front aspect window and sliding doors leading to the conservatory which offers additional living accommodation and a pleasant outlook on to the garden.

On the first floor there are three double bedrooms offering either a front or rear aspect. Also situated on the first floor is the family bathroom, fitted with a suite comprising a panel enclosed bath, corner shower cubicle, a wash hand basin with storage beneath. There is also a separate wc.

Externally the property is approached via gated access to an area of hard standing that provides off road parking and leads to a single garage with newly fitted electric roller door, power and light. To the rear of the property there is a generous enclosed garden that is laid predominately to lawn with an area of patio nearest the property and a further area of decking ideal for alfresco dining. The garden houses a wide selection of mature plants, trees and shrubs.

#### Entrance

Composite glazed door leading into:-

#### Hallway

Two front aspect double glazed windows. Thermostat. Wooden style flooring. Skirt boarding. Storage cupboard housing meters. Power points, Wall mounted radiator. Stairs rise to the first floor. Door leading into:-

#### Cloakroom

Side aspect double glazed window. Low level wc wash hand basin. Tiling. Wall mounted chrome heated towel rail. Continuation of wooden style flooring. Storage cupboard.

#### Kitchen

10' 3" x 12' 9" ( 3.12m x 3.89m )

Fully fitted kitchen with a range of gloss wall and base units with work surfaces over. Inset stainless steel sink and drainer unit. Space and plumbing for a washing machine. Space and plumbing for a dishwasher. Bush fitted oven with induction hob and extractor hood over. Wall mounted radiator. Pantry. Continuation of wooden style flooring. Skirt boarding. Side aspect double glazed upvc door. Rear aspect double glazed window which enjoys views over the impressive garden. Inset spot lighting.

#### Living / Dining Room

22' 5" x 10' 8" ( 6.83m x 3.25m )

Front aspect double glazed window. Wall mounted radiator. Power points. Television point. Telephone point. Skirt boarding. Coving. Wooden style flooring. Feature gas fire with marble surround. Rear aspect glazed patio door leading into:-

### Conservatory

10' 4" x 9' 3" ( 3.15m x 2.82m )

Brick and upvc construction. Wooden style flooring. Two wall mounted radiators. Power points. Rear aspect double glazed french doors providing additional access to the garden.

### First Floor

#### Landing

Side aspect double glazed window. Carpeted. Skirt boarding. Loft access ( which is fully boarded).  
Door leading into:-

#### Bedroom One

10' 8" x 11' 9" ( 3.25m x 3.58m )

Front aspect double glazed window which enjoys countryside views. Carpeted. Wall mounted radiator. Two double fitted wardrobes. Power points.

#### Bedroom Two

10' 9" x 10' 8" ( 3.28m x 3.25m )

Rear aspect double glazed window which enjoys countryside views. Carpeted. Wall mounted radiator. Power points.

#### Bedroom Three

10' 3" x 7' 1" ( 3.12m x 2.16m )

Front aspect double glazed window which enjoys countryside views. Carpeted. Wall mounted radiator. Power points.

### Bathroom

Impressive suite comprising enclosed bath, shower unit and vanity wash hand basin. Tiling. Inset spot lighting. Wall mounted heated towel rail. Airing cupboard housing newly fitted Worcester boiler.  
Rear aspect double glazed opaque window.

#### Wc

Side aspect double glazed opaque window. Low level WC. Wooden style flooring. Skirt boarding.

### Outside

#### Front Garden

Laid to lawn with a variety of planting. Side gated access to the property.

#### Westerly Rear Garden

Wonderful Westerly facing enclosed garden that is laid predominately to lawn with an area of patio nearest the property and a further area of decking ideal for alfresco dining. The garden houses a wide selection of mature plants, trees and shrubs.

#### Garage

11' 4" x 15' ( 3.45m x 4.57m )

Newly fitted electric door. Rear aspect double glazed window. Side aspect double glazed window.  
Power. Lighting.









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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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