



North Square | Chickerell | Weymouth | DT3 4DX

Offers Over £395,000

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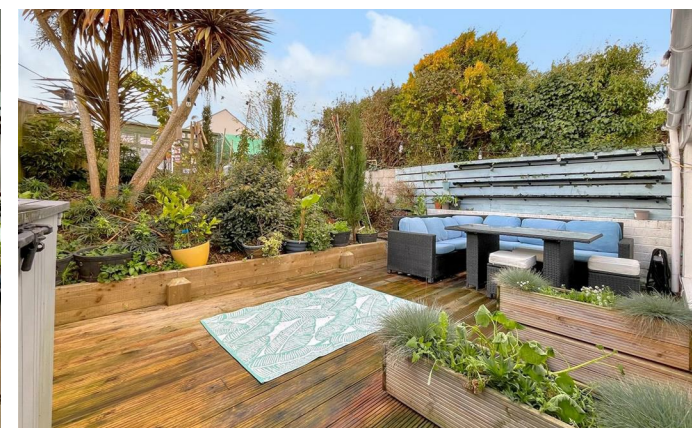
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We are delighted to offer a four bedroom character home within the old village of Chickerell. The property offers generous living space throughout including a living room, kitchen, dining/ family orangery, utility/shower room, family bathroom and attractive garden with large decking area. This property is offered with no forward chain and must be viewed to be appreciated.

- Four Bedroom Character Home Dating Circa 1800's
- Offered with No Forward Chain
- Utility Room
- Spacious Dining/Family Orangery Room
- Substantial Living Accommodation Throughout
- Located Within Old Chickerell

Full Description

Entrance into the property is via a front aspect composite double glazed door leading into a porch with front aspect window, large storage cupboard, tiled flooring and a further door leads into the reception hallway. Stairs rise to the first floor, ample storage for coats, wall mounted radiator, built in shelving, exposed wooden floorboards flow through the majority of the downstairs living accommodation and doors lead to the main principle rooms. The generous sized living room offers a front aspect double glazed window, built in shelving, wall mounted radiator and an opening into the kitchen. The generous sized kitchen offers two internal rear



Spacious four bedroom family home within a great school catchment offering lots of character.



aspect double glazed windows, eye and base level units with work surfaces over, double Belfast sink, space for cooker with extractor fan above, space and plumbing for a dishwasher, space for a fridge/freezer, space for undercounter fridge, wall mounted radiator, doors through to the orangery and utility room. The utility room offers an internal rear aspect double glazed window, low level WC, wash hand basin, wall mounted towel rail, walk in shower with panel boarding and a wall mounted mixer shower, space for a washing machine and tumble dryer. The beautiful orangery is the main hub of the home offering an abundance of space overlooking the attractive rear garden making this the ideal garden room as well as a skylight, rear aspect double windows, double glazed double doors leading out onto the garden, built in storage cupboard and wall mounted radiators.

The first floor offers a split level landing with exposed wooden floorboards, skylight and doors lead to four bedrooms and family bathroom. The master bedroom is a double offering a front aspect double glazed window, exposed wooden floorboards, built in wardrobe and a wall mounted radiator. Bedroom two is a further double with a front aspect double glazed window, exposed wooden floorboards and wall mounted radiator. Bedroom three is a further double offering a rear aspect double glazed window, exposed wooden floorboards, built in wardrobe and a wall mounted radiator. Bedroom four is also a double and offers a rear aspect double glazed window, built in wardrobe and a wall mounted radiator. The family bathroom offers a skylight, spotlights, bath with wall mounted mixer shower, panel boarding, low level WC, wash hand basin, wall mounted radiator and a storage cupboard housing the combination boiler.

Outside offers a fully enclosed rear garden, there is a large decking area abutting the orangery, external power point and steps up to the remainder of the garden which is mainly laid



to lawn with beautiful planted borders, shrubs and trees. There is also a pond and chicken coop that can both be removed upon buyers request. There is an outbuilding which is currently set up as an office with power, lighting and internet, part of the outbuilding has been sectioned off to be used as a greenhouse. Easy on road parking is available on nearby streets.

Located in the heart of the old village of 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 (Weymouth & Portland) Council. Council Tax Band D. Services: - Gas central heating. Mains electric & drainage.

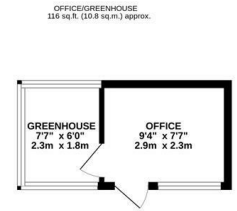
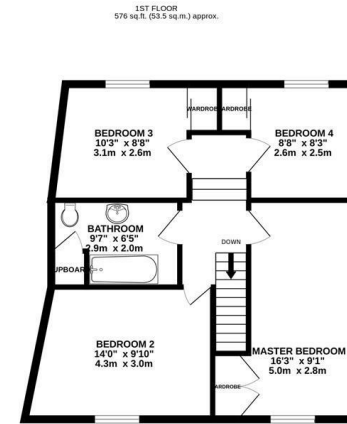
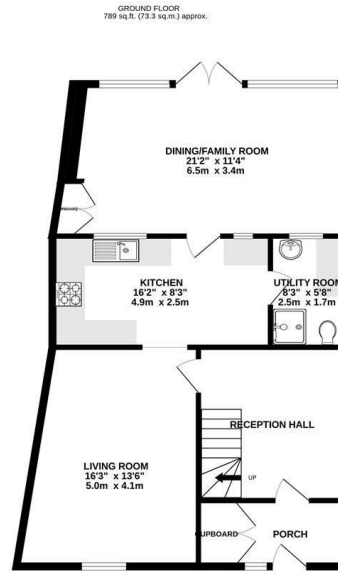
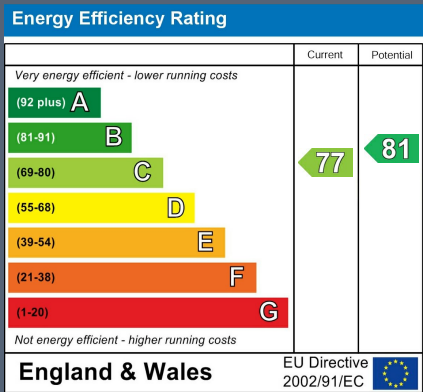
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Outbuilding currently being used as an office offering power and internet.





TOTAL FLOOR AREA : 1481 sq.ft. (137.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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