



Greys Road | Chickerell | Weymouth | DT3 4FS

**Offers Over £375,000**



## Greys Road | Chickerell Weymouth | DT3 4FS Offers Over £375,000

We are delighted to offer a modern three bedroom detached family home located within the popular development of Greys Field, Chickerell. Built by CG Fry in 2016 this well-presented home boasts a beautiful kitchen/diner, spacious living room, downstairs cloakroom, modern family bathroom, generous sized low maintenance rear garden, garage and off road parking for up to two vehicles. The property is situated close to well-regarded schools and local amenities. Viewing is highly recommended.

- Modern Three Bedroom Detached Family Home
- Well-Presented Throughout
- Built in 2016 By CG Fry
- Greys Field Development, Chickerell
- Garage & Off Road Parking
- Generous Sized Low Maintenance Rear Garden
- Beautiful Kitchen/Diner
- Downstairs Cloakroom & Family Bathroom
- Close to Well-Regarded Schools & Local Amenities

### Full Description

Entrance into this well-presented family home is via a front aspect double glazed composite door leading into a warm and welcoming hall with stairs rising to the first floor and doors lead through to the ground floor accommodation. The bright and airy cloakroom has a side aspect double glazed window, low level WC, wash hand basin, tiled flooring and partially tiled walls. The spacious living room has a cosy feel offering plenty of space for furniture, gas fire set within a marble hearth and surround and a front aspect double glazed window. The beautiful kitchen/diner is the hub of the home offering plenty of space for a dining table and chairs, the



Built in 2016 by CG Fry this well-presented home would make an excellent family home located close to well-regarded schools.

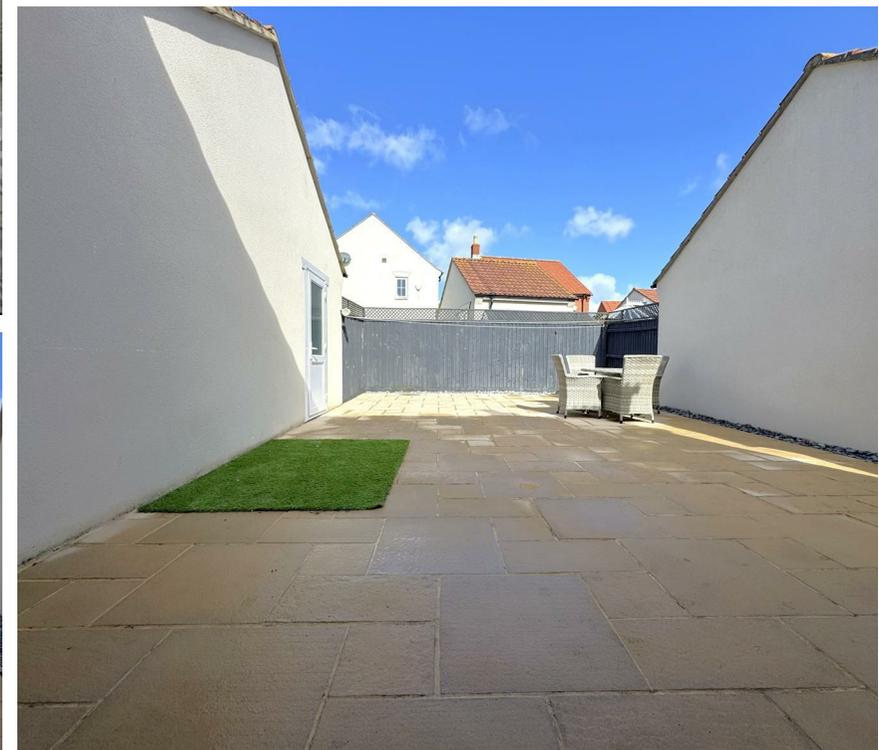


modern kitchen comprises a range of eye and base level units with work surfaces over, integral eye level double oven with inset five ring gas burning hob and extractor hood over, integrated full size freezer and dishwasher, space and plumbing for a washing machine, space for a fridge/freezer, kitchen cupboard houses the gas combi boiler, built-in under stairs storage cupboard, tiled flooring, rear aspect double glazed window and a rear aspect double glazed composite stable door leading out onto the garden.

The first floor has a landing with loft access via a hatch, two large built-in storage cupboards and doors lead through to the three bedrooms and family bathroom. The master bedroom is a generous sized double with a front aspect double glazed window. Bedroom two is a further double with a rear aspect double glazed window. Bedroom three is a single with a rear aspect double glazed window. The modern bathroom suite includes a P-Shaped panel enclosed bath with a wall mounted mixer shower system over and screen attached, low level WC, wash hand basin, partially tiled walls and a front aspect double glazed window.

Outside benefits a generous sized low maintenance enclosed garden laid to patio with slate borders, gated side access leads out onto the driveway and a double glazed side aspect door leads into the garage from the garden. The garage has an electric roller door with power and lighting. The driveway is in front of the garage providing off road parking for up to two vehicles in tandem plus a wall mounted electric charging point.

Located in the heart of the ever-popular family location of Greys Field, 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.

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.

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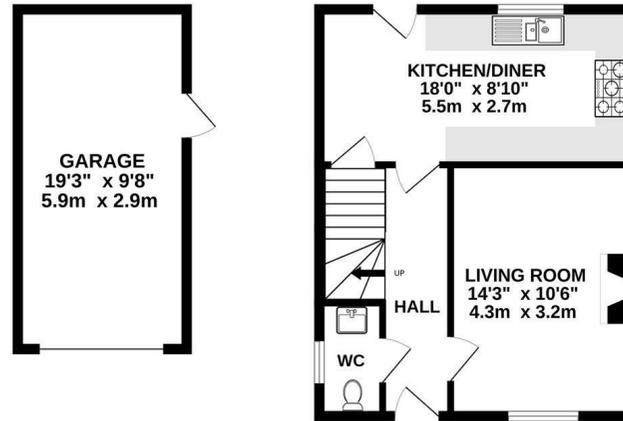


Beautiful kitchen/diner with some integrated appliances.

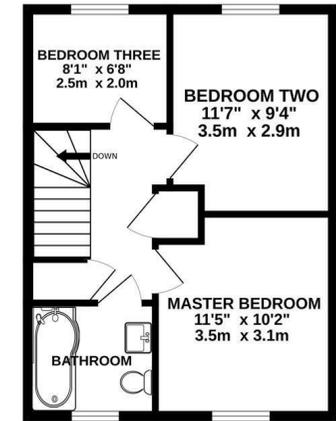


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>100+</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

GROUND FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 999 sq.ft. (92.7 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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33 St Thomas Street  
Weymouth  
Dorset  
DT4 8EJ  
01305 787434  
sales@beaumontjones.co.uk  
www.beaumontjones.co.uk