



22 Courage Way

Chickerell Weymouth, DT3 4FF

Asking Price £435,000 Freehold

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A beautifully presented well proportioned and modern three bedroom detached house with good off road parking and a garage, located in this desirable development to the north end of Chickerell village. The property has high quality fittings including an excellent fitted kitchen/diner, ground floor cloakroom, bathroom and ensuite, gas central heating, UPVC double glazed windows, with a private enclosed rear garden. Early viewing is a must.

ENTRANCE HALL

Laminate flooring, panel radiator and stairs with under cupboard.

LIVING ROOM

13'5" x 13'1" & extending into bay (4.10m x 4m & extending into bay)

Double aspect room with bay window to side, gas fire with attractive surround, panel radiator and alcoves.

KITCHEN/ DINING ROOM

22'11" x 9'2" (7m x 2.80m)

Double aspect room with double doors and a further door to the rear, modern range of eye level base and wall units with working surfaces, one and a quarter bowl stainless steel sink unit with mixer tap, tiled flooring and splash backs, built in double oven, gas hob and extractor fan, integrated fridge freezer and dishwasher, plumbing for washing machine, wall mounted boiler, and panel radiator.

CLOAKROOM

Window to side, low level WC, wash hand basin with tiled splash back, panel radiator and extractor fan.

FIRST FLOOR LANDING

Window to side, loft hatch, and airing cupboard housing hot water tank and shelving.

BEDROOM ONE

11'9" x 9'10" (3.60m x 3m)

Double aspect room, panel radiator and built in storage cupboards, and door to:





EN-SUITE SHOWER ROOM

Window to rear, walk in glazed shower cubicle with wall mounted shower, low level WC, wash hand basin, tiled splash backs, extractor fan, and chrome heated towel rail.

BEDROOM TWO

13'1" x 9'10" (4m x 3m)

Double aspect room, and two panel radiators, and built in wardrobes.

BEDROOM THREE

9'10", 6'5" x 6'6" (3,20m x 2m)

Window to front, and panel radiator.



BATHROOM

Window to rear, corner bath with mixer tap and shower, low level WC, wash hand basin, extractor fan, half tiled walls, and chrome heated towel rail.

OUTSIDE

To the front there are mature shrubs and graveled areas with generous off road parking to the side, leading to a detached garage with electric roller door, power and lighting with a door to the side. There is a side gate to the enclosed rear garden with a paved patio and lawn area, mature well stocked shrubs and trees, flower beds and borders, a further seating area and a large storage shed, outside lighting and a water tap.

COUNCIL TAX & SERVICE CHARGE

Band D

OTHER INFORMATION

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 27 mbps

Ultrafast 1800 mbps

Any Flood Risk?

Rivers & Seas Very Low

Surface Water Very Low

Services

The property is supplied with mains gas, electricity and water, and mains drainage.

LEGAL DISCLAIMER



Floor Plan



Viewing

Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

