



## Garston Park Chickerell Road, Weymouth DT3 4DJ

- Exceptional Detached Residence
  - Three Double Bedrooms
- Contemporary Fitted Kitchen & Separate Utility Room
- Energy Efficient Gas Central Heating & Double Glazing
  - Attractive Gardens to the Front & Rear
- Recently Constructed with Excellent Energy Efficiency
- Elegant Lounge / Dining Room & Separate Reception Room
- Modern First Floor Bathroom, En-Suite Shower Room & Ground Floor Cloakroom
- Driveway for Multiple Vehicle & Detached Garage
  - Sought After Chickerell Location

£495,000 Freehold



## GROUND FLOOR

Entrance Hallway

Lounge / Dining Room  
21.9 x 15.4

Additional Reception Room  
11.8 x 8.4

Kitchen  
15.2 x 9.6

Utility Room  
5.8 x 3.8

Ground Floor Cloakroom  
7.0 x 3.7

## FIRST FLOOR

First Floor Landing

Bedroom One  
15.4 x 12.9

En-Suite Shower Room  
9.6 x 4.4

Bedroom Two  
13.7 x 10.2

Bedroom Three  
12.3 x 8.9

Bathroom  
8'8" x 5'8"

## OUTSIDE

Front Garden & Driveway

Detached Garage & Parking

Rear Garden

We are proud to present this outstanding three-bedroom detached home, constructed in recent years and finished to an exceptional standard throughout. This beautifully presented property offers a perfect blend of contemporary design and practical living, ideal for discerning buyers. The home benefits from energy efficient double glazing, gas central heating, generous off-road parking, and a detached garage, all set within a well-maintained plot.

A welcoming and elegantly presented reception hallway sets the tone for the accommodation, with stairs rising to the first floor and access to a stylish ground floor cloakroom, fitted with a low-level WC, wash hand basin, Italian marble tiling and a front aspect window. The main living space is a superb open-plan lounge/diner, thoughtfully designed to create a bright and airy environment with two sets of French doors offering seamless access to the rear garden, making it an ideal space for both relaxing and entertaining. Double doors open into a versatile second reception room, perfectly suited as a home office, snug, or additional sitting room.

The contemporary kitchen is finished to a high specification, featuring an extensive range of sleek wall and base units, complementary work surfaces, and a selection of integrated appliances. The space is further enhanced by ample natural light and leads conveniently to a separate utility room, providing additional storage and direct access to the garden.

Upstairs, the first floor landing gives access to three well-proportioned bedrooms. The principal bedroom, enjoys dual aspect windows to the front and rear, boasting a pleasant outlook over the surrounding area and benefitting from a modern ensuite shower room, complete with a shower cubicle, wash hand basin, and low-level WC. The second bedroom is situated to the front and the third bedroom is located to the rear, offering flexibility for family living or guest accommodation. The family bathroom is beautifully appointed with a contemporary suite, comprising a panelled bath, wash hand basin, low-level WC, and stylish tiling, which in keeping with the en-suite and cloakroom is Italian marble, creating a sleek and relaxing space.

Externally, the property continues to impress with ample off-road parking to the front, leading to a detached garage at the rear with parking available to the front of the garage. The rear garden has been thoughtfully designed for low maintenance, offering an attractive and private outdoor setting, ideal for enjoying with minimal upkeep.

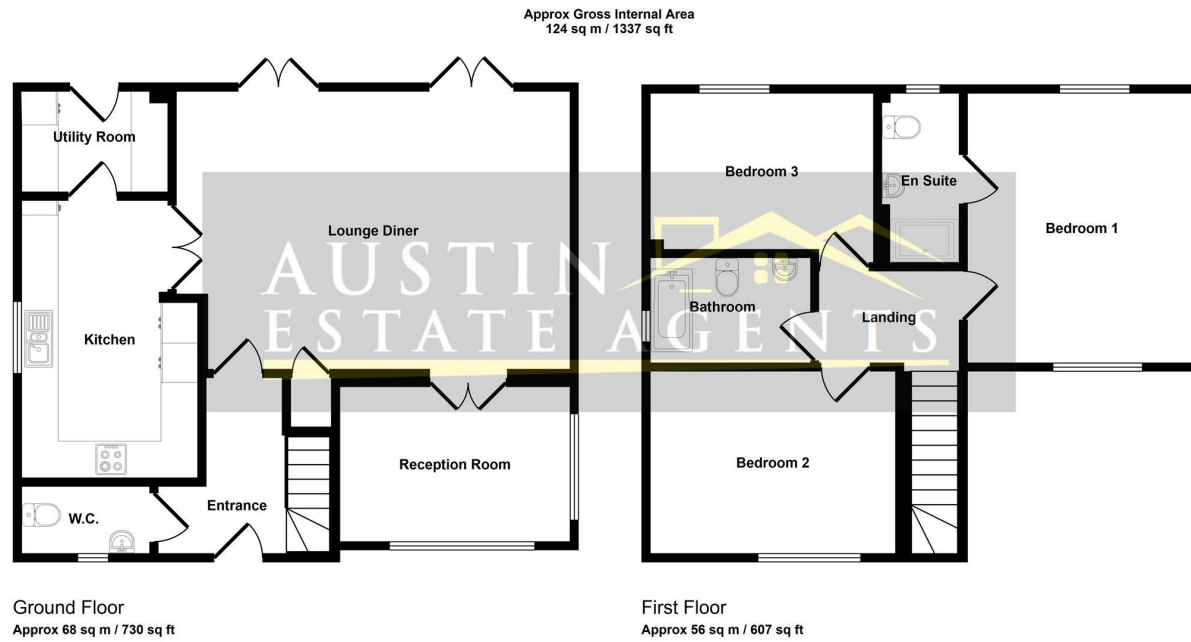
Located within close proximity of the ever-popular family location of Chickerell, the property is situated within the catchment area of well regarded primary and secondary schools, local shops and amenities, as well as regular and well serviced bus routes to and from Weymouth town centre.

To arrange a viewing of this wonderful family home, please contact the team at Austin Estate Agents.





Local Authority **Dorset Council**  
Council Tax Band **E**  
EPC Rating **B**



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.