



Plot 155

Ridge Lane | Chickerell | Weymouth | DT3 4GR

£495,000

BEAUMONT  JONES

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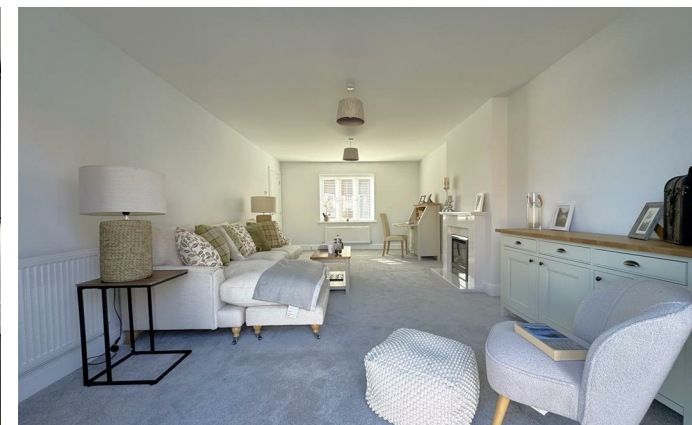
£495,000

Welcome to Plot 155 Ridge Lane, a BRAND NEW brick built four bedroom detached family home within the popular Chesil Reach Development in Chickerell. Built by CG FRY this beautiful property boasts a garage, off road parking for two cars, welcoming hall, downstairs cloakroom, spacious living room with patio doors leading out onto the rear garden, generous sized kitchen/diner with some integrated appliances, utility room, master en-suite shower room, family bathroom and an enclosed rear garden with gated side access.

- Brand New Four Bedroom Detached Family Home
- 10 Year New Build Warranty with NHBC
- Spacious Living Room with Patio Doors Leading out onto the Rear Garden
- Garage & Off Road Parking For Two Cars
- The Popular Chesil Reach Development In Chickerell
- Beautiful Kitchen/Diner plus Utility Room
- Downstairs Cloakroom, En-Suite to Master Bedroom & Family Bathroom
- Built By CG FRY

Full Description

Welcome to Plot 155, a brand new brick built four bedroom detached family home offering a welcoming hall with stairs rising to the first floor, cloakroom and a built in under stairs storage cupboard. The spacious living room has a bright and airy feel with plenty of space for furniture and a set of rear aspect double glazed patio doors lead out onto the enclosed garden. The beautiful kitchen/diner is a generous size offering a range of eye and base level units with work surfaces over,



A brand new four bedroom detached family home within the popular development of Chesil Reach, Chickerell.



some integrated appliances, plenty of space for a dining table and chairs and a door leads through to the utility room with a rear aspect door leading out onto the garden.

The first floor offers a landing area with doors leading through to the main family bathroom and four generous sized bedrooms with the master bedroom benefitting a contemporary shower en-suite.

Outside offers an enclosed rear garden mainly laid to lawn with a raised patio area abutting the property. There is gated side access leading out onto a block paved driveway providing off road parking for two vehicles in front of the garage. The garages have up and over door with power and lighting.

The property is well positioned in the heart of the ever-popular family location of Chesil Reach, 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



CG FRY & SON

DEVELOPMENT



the adjacent lanes as well as pubs, restaurants and cafes.

Please Note: The drawings and particulars are for illustrative purposes only and shall not form part of any contract. Example images are from a typical show home.

Agents Note: There is a community service charge of TBC

Rating Authority: - Dorset (West Dorset) Council.
Council Tax Band TBC. Services: - Gas central heating, mains electric & drainage.

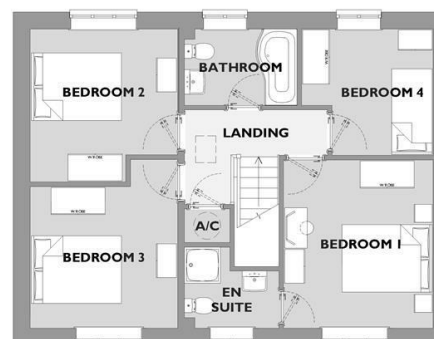
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10 year new build
warranty with
NHBC.



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



FIRST FLOOR



GROUND FLOOR

PLOT 155

FOUR BEDROOM HOME

FIRST FLOOR

Bedroom 1
3.32 x 3.74m (10'11 x 12'3ft)

Bedroom 2
3.27 x 3.40m (10'9 x 11'2ft max)
(Dimensions including recess)

Bedroom 3
3.27 x 3.15m (10'9 x 10'4ft max)
(Dimensions excluding door recess)

Bedroom 4
2.92 x 2.81m (9'7 x 9'3ft max)
(Dimensions including recess)

GROUND FLOOR

Living Room
3.27 x 6.65m (10'9 x 21'10ft max)

Kitchen / Dining Room
3.27 x 6.65m (10'9 x 21'10ft max)

We value more than your property

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