



Whynot Way | Chickerell | Weymouth | DT3 4LL

£380,000

BEAUMONT  JONES

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An immaculately presented four bedroom detached home in Chickerell. Offering Garage and Off-Road Parking alongside separate en-suite and cloakroom, this stylish property epitomises modern living with open plan living and low maintenance rear garden.

- Four Bedroom Detached Home
- Detached Garage and Tandem Parking
- Low Maintenance Rear Garden
- Two Bathrooms and Separate Cloakroom
- Immaculately Presented Throughout
- Amenities and Bus Routes Nearby

Property Description

The home has an attractive and imposing frontage with steps to the front door. To the side, a tandem driveway for at least two cars leads to the single garage with up and over door. A side gate grants access to the garden with an additional side door going directly into the kitchen/diner.

Stepping inside the front door, stairs ascend to the right with under-stairs storage adjacent to the contemporary WC. Across, The lounge is excellently



Four bedroom home with separate en-suite and family bathroom as well as downstairs WC. Open-plan Kitchen/Diner with bifold doors to conservatory/garden room; Additional lounge separate to the front of the home.



proportioned with large southerly window amplifying light to the generous space. To the rear, the open-plan kitchen/diner flows seamlessly with abundant space as a social area. The kitchen area offers ample room for preparation and an array of fitted appliances including fitted dishwasher, oven/hob and microwave as well as space for a washing machine and separate fitted fridge freezer by the doorway - all fitted behind sleek modern units with base and eye level storage units throughout. The dining area features recently installed bi-folding doors to incorporate the conservatory for seasonal versatility Underfloor heating can be found in the conservatory, too.

The first floor hosts four bedrooms. Bedrooms One and Three front the home with space for a double bed in each; Bedroom One further enjoys an en-suite shower room with contemporary tiling to compliment the shower, toilet and basin. Bedroom two sits just behind with ample room for a double bed alongside potential for built-in storage with Bedroom Four - a reasonable single room - adjacent. The family bathroom completes the floor with a modern bath, toilet and fitted sink unit alongside underfloor heating.

Outside, the garden is laid to artificial turf, slightly raised from the home. A hidden patio area sits behind the garage for total seclusion with a general sense of privacy throughout the garden. The garage has been converted in which the front part remains



as excellent storage whilst the rear forms a separate hobby room - ideal as an external office or craft space with power to throughout.

The property sits within the heart of Chickerell and all its encompassing amenities - including bus routes and shops as well as local parks and proximity to schools.

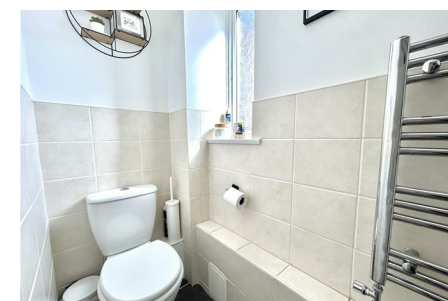
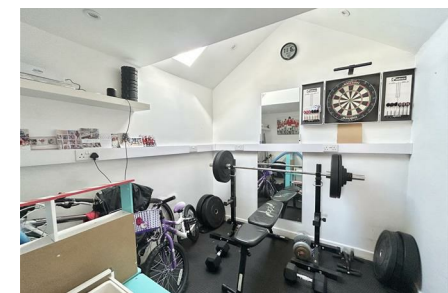
Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band D. Services: - Mains gas, electric & drainage.

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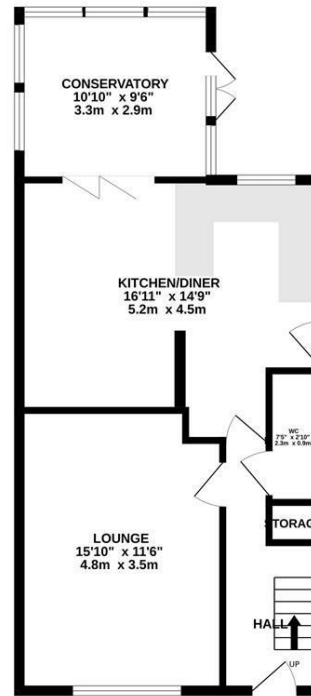
Detached with tandem parking for at least two cars leading towards the half garage; Conversion occupying the other half for hobby room/study. Low maintenance rear garden enclose with sense of privacy.



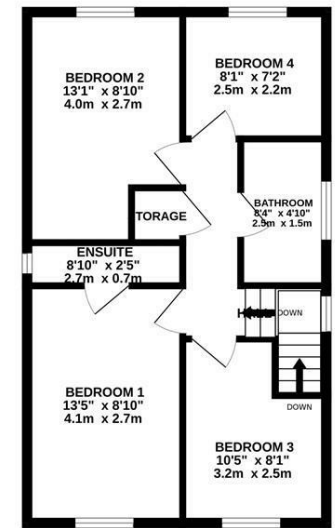


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



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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