Boardman Fields | Chickerell | Weymouth | DT3 4GZ

Price Guide £595,000

BEAUMONT JONES

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This beautifully presented and thoughtfully designed bungalow offers spacious and versatile accommodation, centred around an impressive open-plan kitchen, dining and snug area. With three bedrooms, contemporary bathrooms, a separate living room and utility, the property is ideally suited to modern family living. Further benefits include an enclosed south facing rear garden, driveway and garage, making this an exceptional home in a desirable setting.

- Three Bedroom Bungalow
- Modern Decor and Facilities Throughout
- Private And Unique Development
- South Facing Rear Garden
- Over 8 Years Remaining On The New Homes Warranty
- En Suite To Bedroom One
- Quiet Cul-De-Sac Location
- Large Single Garage With Off Road Parking
- Gas Underfloor Heating Throughout
- Offered with No Forward Chain

Full Description

Entrance to this generous and well presented home is via a front aspect composite door into a spacious hallway with built-in storage, loft access, tiled flooring and doors leading to the principal rooms.

The impressive open-plan living area forms the heart of the home, incorporating a stylish kitchen, dining area and snug. The kitchen features a range of eye and base level units with Quartz worktops, central island with breakfast bar for seating and integrated NEFF appliances including oven, microwave, induction hob, extractor and dishwasher, as well

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as a integral fridge/freezer. The dining and snug areas provide excellent space for entertaining and relaxing, with sliding patio doors opening onto the enclosed rear garden and rear aspect windows. The patio doors give direct access to the rear garden. A separate utility room provides fitted units, worktop, and plumbing for washing machine and tumble dryer, wall-mounted gas boiler, tiled flooring and a side door leading to the driveway and garage. The separate living room offers a cosy space with a front aspect double glazed window with plenty of space for furniture.

Bedroom One is a generous double with front aspect window, built-in double wardrobe and contemporary shower en-suite comprising shower cubicle, floating WC, wall-hung vanity basin, heated towel rail, partially tiled walls and tiled flooring. Bedroom two is a further generous double with rear aspect window and built-in wardrobes, whilst bedroom three is a well-proportioned single with rear aspect window and built-in wardrobes. The main bathroom features a contemporary suite including panel-enclosed bath with rainfall shower over, floating WC, wall-hung vanity basin, heated towel rail, partially tiled walls, tiled flooring and side aspect window.

Outside boasts a sunny South Facing aspect with initial raised patio, that is level with the property offering ample seating and entertaining space. Paved steps with balustrade leads to the level lawned area with bedding for plants.

The property is well positioned within a small private development in Chickerell, 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.

Agents Note: The road is unadopted and owned by the residents of Boardman Fields, there will be a management company set up with a small yearly charge in order to maintain the road and pavements. Figure yet TBC.

Rating Authority: - Dorset (West Dorset) Council. Council Tax Band E. Services: - Gas underfloor 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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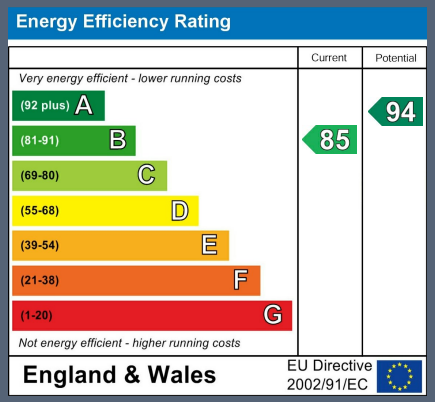
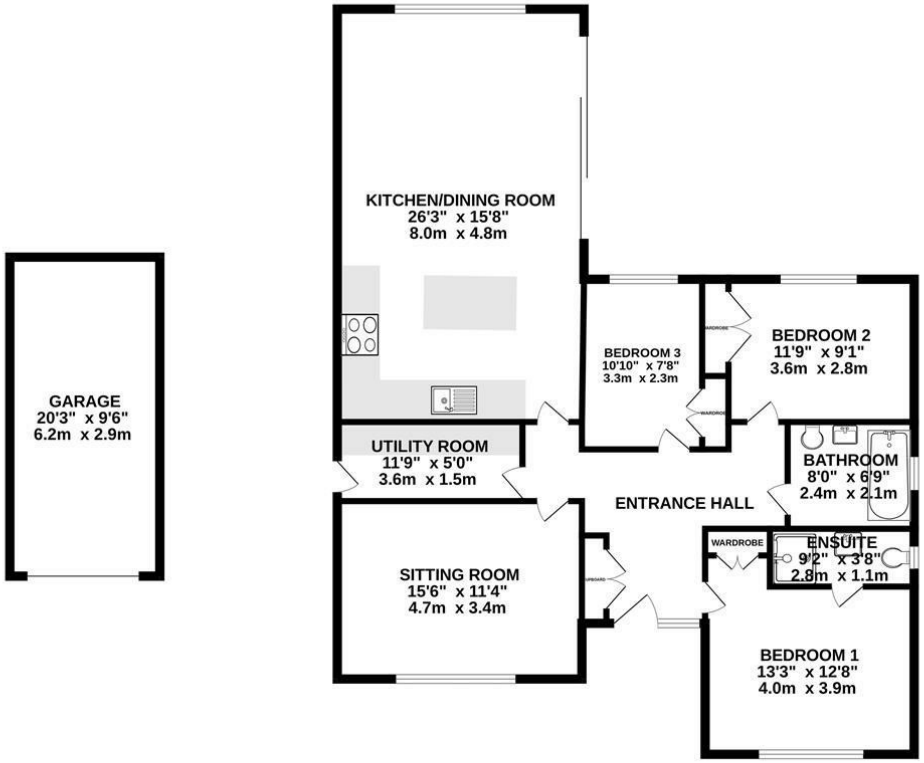
Combining modern living with a generous and versatile layout, this attractive bungalow makes a wonderful family home.



GROUND FLOOR
1426 sq.ft. (132.5 sq.m.) approx.



TOTAL FLOOR AREA : 1426 sq.ft. (132.5 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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We value more than your property

33 St Thomas Street
Weymouth
Dorset
DT4 8EJ
01305 787434
sales@beaumontjones.co.uk
www.beaumontjones.co.uk