

**H**ull  
**G**regson  
**H**ull



89 Courage Way, Weymouth, DT3 4FF  
Asking Price £510,000 Freehold

House - Detached

 4  2  2  B



# 89 Courage Way

Weymouth, DT3 4FF

- SPACIOUS FOUR BEDROOM DETACHED HOUSE
- GAS CENTRAL HEATING
- GROUND FLOOR CLOAKROOM, BATHROOM AND EN-SUITE
- GARAGE AND TWO PARKING SPACES
- OFFERED WITH NO ONWARD CHAIN
- DESIRABLE RESIDENTIAL LOCATION AT CHICKERELL
- HIGH QUALITY FITTED KITCHEN AND SEPERATE UTILITY ROOM
- LOVELY COUNTRYSIDE VIEWS
- GENEROUS REAR GARDEN WITH PATIO AND LAWN

An immaculate four bedroom detached family home, located in this desirable position of Chickerell on a shared private drive boasting lovely rural views. The property comprises living room, modern fitted kitchen/dining room, utility room and a ground floor WC. Upstairs there are three double bedrooms with en-suite to master, a good size single room and the family bathroom. Outside there is a well maintained enclosed rear garden with patio area, garage with parking and allocated parking space to the front of the property.



## Entrance

Stairs rising to the first floor, doors to:

## Living Room

21'9" x 10'7" (6.63 x 3.25)

Feature fireplace, front aspect UPVC double glazed window and rear aspect patio doors to the rear garden.

## Kitchen/diner

21'9" x 10'7" (6.63 x 3.25)

A triple aspect modern fitted kitchen/diner with ample eye and base level cupboards, integrated fridge/freezer, integrated dishwasher, eye level double oven/grill, 5 ring gas hob with extractor above, tiled flooring and generous space for dining room table and chairs.

## Utility Room

6'9" x 6'4" (2.06 x 1.95)

Worktop with stainless steel and drainer, under counter spaces and plumbing for washing machine and tumble dryer, external door to the rear garden

## Downstairs WC

Hand wash basin and WC

## Master Bedroom

11'3" x 10'7" (3.45 x 3.23)

Front aspect UPVC double glazed window, access to master ensuite

## En-Suite

Front aspect UPVC double glazed window, single shower cubicle, wash hand basin vanity unit and WC





**Bedroom 2** 11'9" max x 10'8" max (3.59 max x 3.26 max)  
Front aspect UPVC double glazed window with rural views

**Bedroom 3** 10'11" max x 10'6" max (3.34 max x 3.21 max)  
Rear aspect UPVC double glazed window

**Bedroom 4** 9'6" max x 9'4" (2.92 max x 2.87)  
Rear aspect UPVC double glazed window

**Bathroom**

Rear aspect UPVC double glazed window, partially tiled P-shaped bath tub with shower over head, hand wash basin vanity unit, WC and heated towel rail

**Garage**

Conventional up and over door, light and power. Driveway for 2 cars in front and 1 extra separate space.

**Outside**

Well maintained rear garden with generous patio abutting the rear elevation, bordered by timber sleeper raised plants beds with the remainder of the garden laid to lawn enclosed by walls and fences with gated access next to the garage.

**Council Tax**

Band E





### Other Information

#### Construction

Traditional cavity wall construction with block and render elevations with timber cladding under a tiled roof

#### Broadband (estimated speeds)

Available from 25 mb/s - 1800 mb/s

Estate Management Fee - £172.00 per annum.

#### 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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of

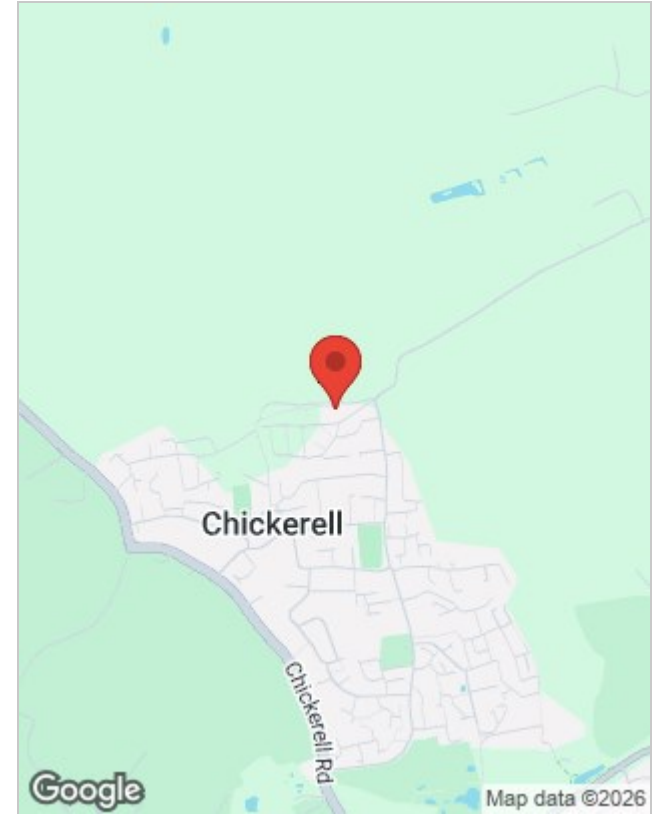
representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



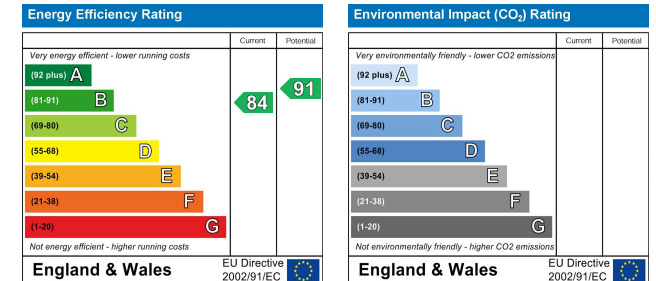
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

35 St Thomas Street, Weymouth, DT4 8EJ  
 Tel: 01305 776 666 Email: [property@hgh.co.uk](mailto:property@hgh.co.uk) [www.hgh.co.uk](http://www.hgh.co.uk)