



Plot 126

Ridge Lane | Chickerell | Weymouth | DT3 4GR

£610,000

BEAUMONT  JONES

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Welcome to Plot 126 at Ridge Lane, a BRAND NEW brick built FOUR DOUBLE bedroom detached family home located within a great position at the popular Chesil Reach Development in Chickerell. Built by CG FRY this beautiful property boasts a DOUBLE GARAGE & OFF ROAD PARKING FOR FOUR VEHICLES. Internally the property offers a 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, study, master en-suite shower room, family bathroom and a generous sized two-tiered enclosed WESTERLY facing rear garden.

- Brand New Four Double Bedroom Detached Family Home
- 10 Year New Build Warranty with NHBC
- Spacious Living Room with Patio Doors Leading out onto the Rear Garden
- Double Garage & Double Driveway Providing off Road Parking For Four Vehicles
- Two-Tiered Westerly Facing Rear Garden
- 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
- Build Complete & Ready To Purchase

Full Description

Welcome to Plot 126 at Ridge Lane, a brand new brick built four double 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 generous sized two-tiered garden. There is a separate study creating the perfect home office or a snug/playroom. The beautiful



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



CG FRY & SON

DEVELOPMENT

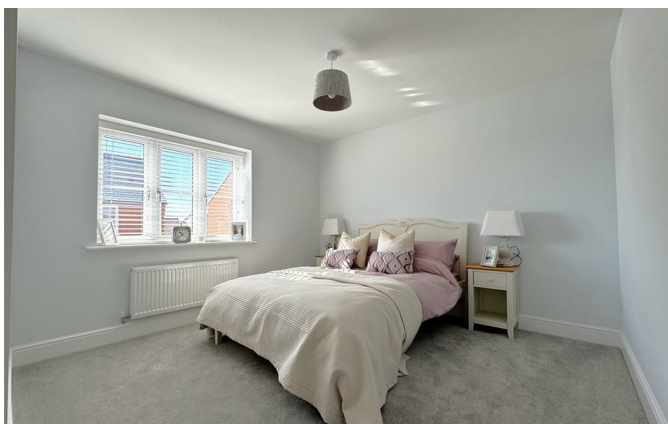


kitchen/diner is a generous size offering a range of eye and base level units with work surfaces over, some integrated appliances, plenty of space for a dining table and chairs and a door leads through to the utility room with a rear aspect door leading out onto the garden.

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 a generous sized enclosed two-tiered Westerly facing rear garden. There is gated side access leading out onto a double block paved driveway providing off road parking for four vehicles in front of the double garage. The garages have up and over doors.

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 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.

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. Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



Build complete and ready to purchase with a 10 year new build warranty with NHBC





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	
(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

PLOT 126

FOUR BEDROOM HOME

GROUND FLOOR

Living Room

3.55 x 5.95m (11'8 x 19'6ft max)

Kitchen / Dining Area

2.80 - 3.25 x 6.45m (9'2 - 10'8 x 21'2ft max)

Study

3.25 x 2.37m (10'8 x 7'10ft max)



GROUND FLOOR

FIRST FLOOR

Bedroom 1

2.80 x 3.9m (9'2 x 12'10ft max)

(Dimension excluding recess & wardrobe recess)

Bedroom 2

3.55 x 2.92m (11'8 x 9'7ft max)

Bedroom 3

3.25 x 2.95m (10'8 x 9'8ft max)

Bedroom 4

3.55 x 2.92m (11'8 x 9'7ft max)



FIRST FLOOR

We value more than your property

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