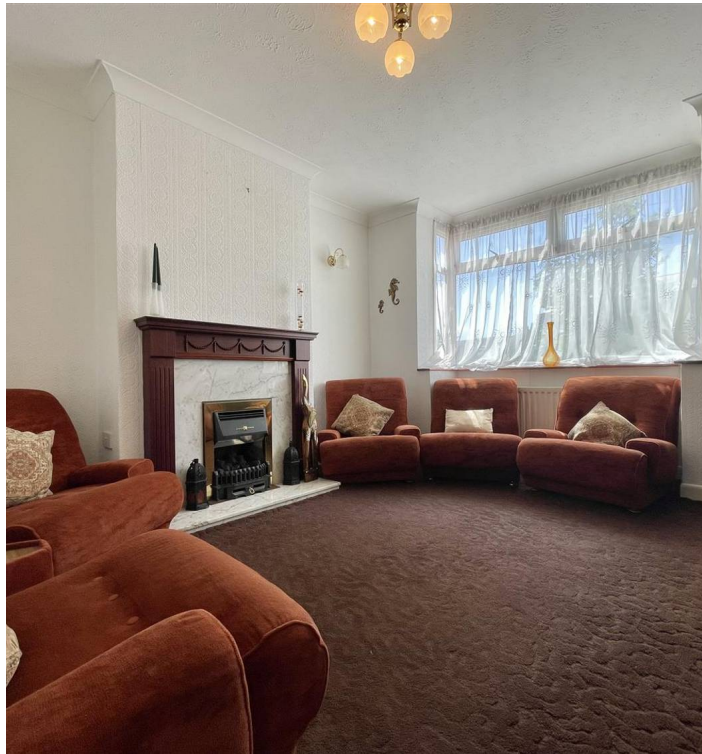




248 Chickerell Road, Weymouth – DT4 0QY
£350,000



248 Chickerell Road

Weymouth

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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- 3 bedroom semi detached home
- Off-road parking
- Private driveway
- Spacious mature garden
- Modern kitchen units with built-in appliances
- Open plan kitchen dining area
- Conservatory with sliding glass doors
- Fireplace (classic focal point)
- Built-in wardrobes and storage
- Ample natural light throughout
- Patio area for outdoor entertaining
- Some updating required





Entrance Conservatory

11' 10" x 6' 3" (3.60m x 1.90m)

Triple-aspect porch with tiled flooring, DG UPVC front door, and double-glazed sliding doors into the entrance hallway.

Hallway

Open and airy with a side-aspect window in the stairway, and doors opening into the downstairs W/C, living room, dining room, and kitchen.

Wc

6' 3" x 2' 4" (1.90m x 0.70m)

Side-aspect W/C with an obscured double-glazed window, hand wash basin with stainless taps, partial wood panelling, and a low-level W/C.

Sitting Room

13' 9" x 10' 10" (4.20m x 3.30m)

Front-aspect reception room with a large double-glazed bay window overlooking the front garden area, a gas fireplace with marble and wood surround within a chimney breast, coving, and ceiling and wall lighting.

Dining Room

15' 5" x 10' 10" (4.70m x 3.30m)

Extended rear-aspect reception room with a double-glazed window onto the rear garden, chimney stack, and space for dining or sitting room furniture.

Kitchen/Breakfast Room

23' 4" x 9' 6" (7.10m x 2.90m)

Dual rear and side-aspect kitchen/breakfast room. The breakfast room space has an obscured side-aspect window and a door into under-stairs storage housing the meters and there is plenty of room for a dining table. Half-height partition walls open into the kitchen area.





Kitchen Area

11' 6" x 8' 10" (3.50m x 2.70m)

Dual-aspect room with a door into the rear garden, a range of eye- and base-level units, ceramic sink with stainless mixer tap, double-glazed window onto the rear garden, space for oven with extractor above, and a door into a boiler cupboard with further storage.

Bathroom

9' 2" x 5' 11" (2.80m x 1.80m)

Front-aspect, fully tiled bathroom with an obscured double-glazed window, bathtub with stainless mixer tap and handheld shower attachment, extractor fan, low-level W/C, wall-mounted radiator, and hand wash basin with stainless taps.

Bedroom 3

10' 2" x 9' 6" (3.10m x 2.90m)

Rear-aspect double bedroom with a double-glazed window overlooking the rear garden, doors into built-in wardrobe space, and room for freestanding wardrobes.

Bedroom 2

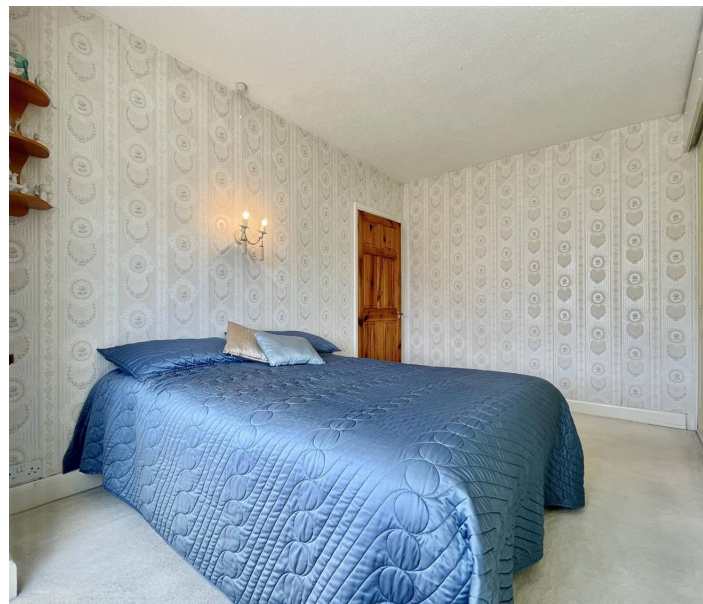
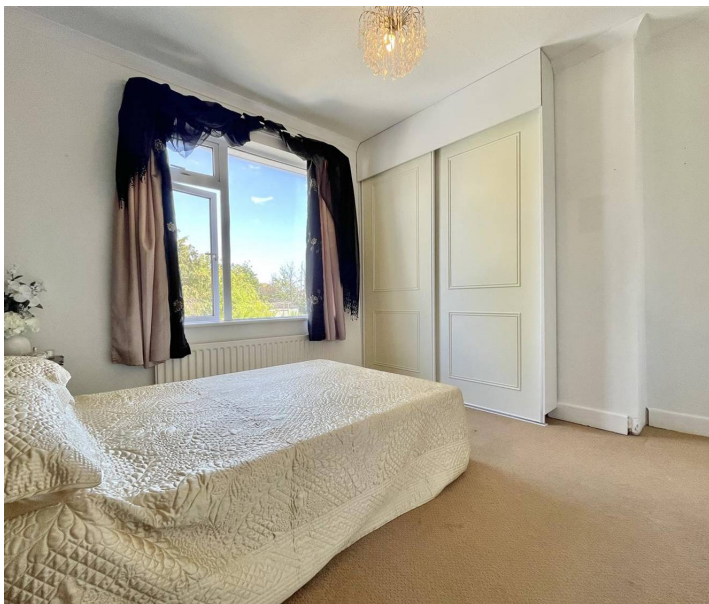
10' 10" x 10' 2" (3.30m x 3.10m)

Rear-aspect double bedroom with a double-glazed window overlooking the rear garden, sliding doors into built-in wardrobe space, and room for freestanding units.

Bedroom 1

13' 9" x 8' 10" (4.20m x 2.70m)

Front-aspect double bedroom with a large double-glazed bay window providing natural light, and full sliding doors opening into generous wardrobe space.





GARDEN

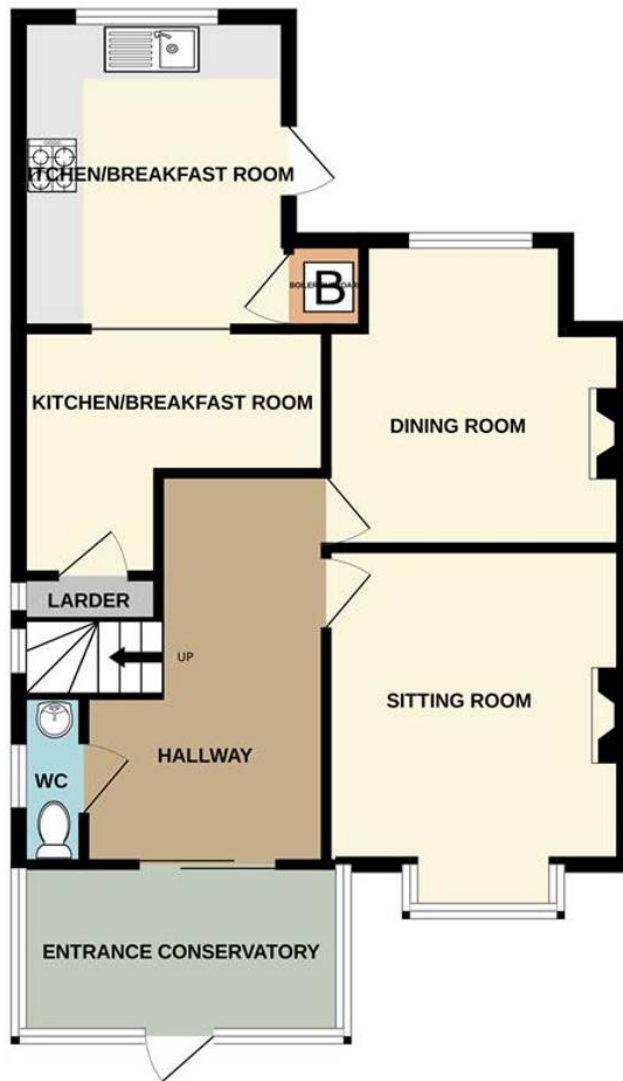
Spacious, private, and south-facing rear garden. Accessed via an obscured double-glazed door from the kitchen. A patio area leads to steps up to the lawn, planting area, and secure gated side access. The lawn features mature shrubbery and receives natural light throughout. A gravel section at the rear leads to a raised patio suitable for seating or a storage shed. The garden is primarily fence-enclosed with areas of hedgerow and wall.

DRIVEWAY

1 Parking Space



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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