



AUSTIN  
ESTATE AGENTS



## Constable Crescent

Chickerell

Weymouth

Dorset

DT3 4GS

**Offers over £340,000**

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### SUMMARY

- Semi Detached Family Home
- Beautifully Presented Throughout
- Three Bedrooms
- Attractive Lounge
- Modern Kitchen / Diner
- Contemporary Bathroom, En-Suite Shower Room & Ground Floor Cloakroom
- Double Glazing & Gas Central Heating
- Pretty Gardens to the Front & Rear
- Driveway & Garage
- Sought After Chickerell Location







## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

Entrance Hallway

Lounge 14' 5" x 9' 10" (4.40m x 3.00m)

Kitchen / Diner 17' 5" x 13' 1" (5.30m x 4.00m)

Ground Floor Cloakroom

### FIRST FLOOR

First Floor Landing

Bedroom One 12' 4" x 9' 10" (3.75m x 3.00m)

En-Suite Shower Room

Bedroom Two 9' 10" x 9' 8" (3.00m x 2.95m)

Bedroom Three 10' 2" max x 7' 3" (3.10m max x 2.20m)

Bathroom 7' 3" x 6' 5" (2.20m x 1.95m)

### OUTSIDE

Front Garden

Rear Garden

Driveway

Garage

## THE PROPERTY

We are delighted to offer for sale beautifully presented modern home situated in a cul-de-sac within the sought after location of Chickerell. This immaculate house is styled as a cottage with accommodation including an attractive lounge, a spacious and modern kitchen / diner, ground floor cloakroom, three good size bedrooms, en-suite shower room and family bathroom with gas central heating and double glazing throughout. Outside the property enjoys front and rear gardens, driveway and garage. Built in 2021 this family home benefits from the remainder of the building guarantee.

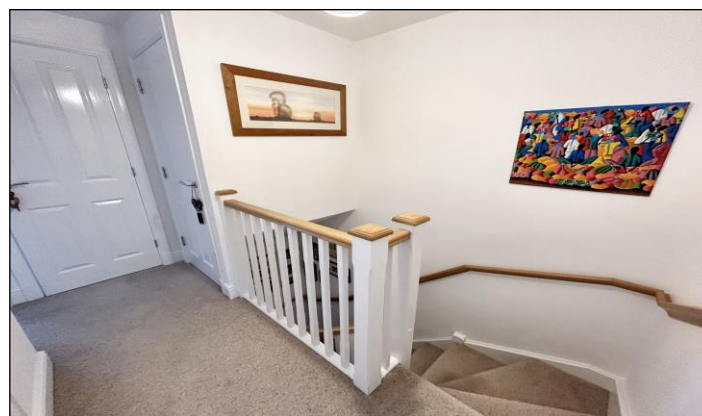
From the double glazed entrance door, entrance is gained into the reception hallway with stairs ascending to the first floor and doors to the lounge, kitchen / diner, understairs storage cupboard and ground floor cloakroom with low level WC and wash hand basin. The lounge, situated to the front of the property, enjoys a feature fireplace with a large double glazed window allowing plenty of natural light to flood the room. The kitchen / diner is situated at the rear and spans the width of the property. The kitchen area is fitted with a modern range of matching shaker style eye level and base units, further enhanced by integral appliances including a five ring gas hob, eye level electric oven, fridge freezer and dishwasher. This is a bright and airy room from a double glazed window with a pleasant outlook of the rear garden. The dining area has ample space for a family dining table with double opening French doors overlooking and leading to the rear garden.

The first floor landing hosts doors to the three bedrooms, family bathroom and a useful storage cupboard as well as access to the large, boarded loft. Bedrooms one and three are situated to the rear of the property with double glazed windows overlooking the rear garden. Bedroom one further benefits from an en-suite shower room with low level WC, wall mounted wash hand basin and independent shower cubicle, complimentary tiling and a side aspect opaque double glazed window. Bedroom two is situated to the front of the property and benefits from countryside views. All of the bedrooms are a good size and are tastefully decorated. The family bathroom comprises a low level WC, wall mounted wash hand basin, and shaped bath with shower over. Contemporary tiling to the walls and floor adds to the room's appeal

Enclosed by a quaint white picket fence, the front garden is full of cottage style planting with a pathway to the front door. The rear garden has a favourable southerly aspect and is exceptionally well maintained with a patio area adjacent to the property, ideal for alfresco entertaining. The remainder is laid to lawn with pleasantly planted borders. To the side of the property a driveway provides off-road parking for two vehicles and leads to a garage with an electric door.

Located at the edge of a highly popular, modern development in Chickerell, providing easy access to local shop and amenities including a convenience store, library, doctors' surgery and well regarded primary school, as well as regular and well serviced bus routes to Weymouth town centre.

For further information, or to make an appointment to view this fabulous house, please contact the team at Austin Estate Agents.





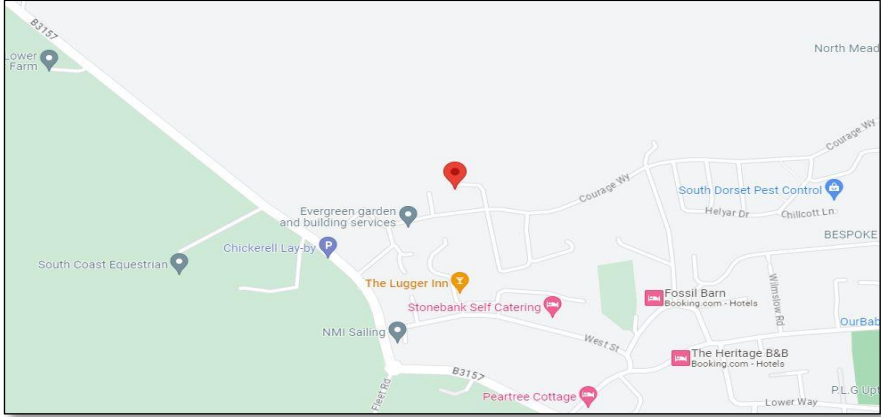




**FLOORPLAN:**



**LOCATION:**



**EPC:**

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX RATING: D      TENURE: Freehold**

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**MONEY LAUNDERING REGULATIONS 2003**  
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.