





## Lilley Grove

Chickerell Road

Weymouth

DT3 4DQ

**£400,000**

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### SUMMARY

- Stunning Individual Detached Family Home
- Built to a High Specification Throughout
- Three Double Bedrooms
- Striking Open Plan Lounge/Kitchen/Diner
- Ground Floor Shower Room & En-suite
- Underfloor Heating Throughout
- Environmentally Friendly Air Source Heat Pump System
- Decking Area, Garden & Patio Area Outside
- Large Parking Area for Two Vehicles





## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

#### Entrance Hallway

**Open Plan Lounge / Kitchen** 14' 3" x 20' 4" (4.35m x 6.20m)

**Shower Room** 4' 7" x 9' 0" (1.40m x 2.75m)

**Bedroom Two** 13' 11" x 11' 10" (4.25m x 3.60m)

**Bedroom Three** 13' 11" x 11' 10" (4.25m x 3.60m)

### FIRST FLOOR

#### *Main Bedroom Suite:*

**First Floor Landing with Two Walk-In Wardrobes**

**Bedroom** 10' 10" x 16' 5" (3.31m x 5.01m)

**En Suite Bathroom** 12' 6" x 4' 7" (3.80m x 1.40m)

### OUTSIDE

**Wrap Around Garden**

**Allocated Parking Area**



## THE PROPERTY

We are proud to offer to the market a simply stunning and individual, newly built, detached residence. This stunning modern property boasts a vast open plan lounge/kitchen/diner, three double bedrooms, en-suite bathroom to the main bedroom suite with two large walk-in wardrobes as well as a ground floor shower room. This modern, high specification, property benefits from underfloor heating throughout and an environmentally friendly Nibe air source heat pump system, which negates the need for a gas boiler. Externally, there are wrap around gardens encompassing decking, lawn and patio areas along with two private parking spaces.

Upon entering the property you are greeted by a welcoming, galleried, entrance hallway. This dramatic, double height, reception area is enhanced by the beautiful solid oak staircase which rises to the first floor and a Velux window.

Leading on from the entrance hallway, access is gained to the imposing open plan lounge/kitchen/diner. This large room, with vaulted ceilings, boasts three windows and a sliding patio door leading to the two tiered decking area and providing an abundance of natural light to flood the room. The kitchen area is fitted with contemporary, high specification units with 30mm quartz worktops and bespoke smoked mirror backsplash, enhanced by a matching island with a 30mm quartz worksurface and a plethora of integrated appliances including washing machine, dishwasher, fridge freezer, Bosch oven, Bosch microwave grill combi and Bosch induction hob with extractor fan.

Returning back to the entrance hallway access is gained to bedrooms two and three. Bedroom two is a large double bedroom with sliding patio doors, leading out onto the patio area of the garden. Bedroom three is an ideal guest room or an additional reception room. Completing the ground floor accommodation is a contemporary fitted shower room, comprising shower cubicle, wall mounted wash hand basin and WC. The black fixings contrast beautifully with the premium Porcelanosa tiling to the floor and walls.





## The Property Contd/ . . .

Stairs rise to the first floor where the main bedroom suite is located. Bedroom one is a striking, generously sized, double bedroom with a large feature window and vaulted ceilings, offering rural countryside views. Forming part of the main bedroom suite are two large walk-in wardrobes, accessed for the landing and an en-suite bathroom. The beautiful bathroom matches the quality fittings of the ground floor shower room with a wall mounted vanity wash hand basin, WC and shaped bath with black fittings and Porcelanosa tiling.

This stunning home is finished with a neutral white decor, ready for any owner to put their own stamp on the property. The property is fitted with underfloor heating throughout and a more environmentally friendly, top of the range, Nibe Air Source Heat Pump system heats all of the water and electricity and negates the need for a gas boiler. The building is double glazed throughout and rated B for Energy Efficiency and there is potential for the property to be rated an A with the addition of solar panels. Being newly built the property benefits from a 10 year Build Zone warranty / guarantee.

Externally, the property offers two, privately allocated, large parking spaces, which could STPP be, a decking patio, lawned garden and patio areas wrapping around the rear of the property. Located in a sought after area, the property is a short walk from the local, well-regarded, primary school. Chickerell is well-served by a shop, medical practice, library, schools and two public houses. A regular bus service allows for easy travel into Weymouth and beyond. The Fleet, part of Dorset's Area of Outstanding Natural Beauty, is a short distance away, providing beautiful coastal walks along the Jurassic coastline.

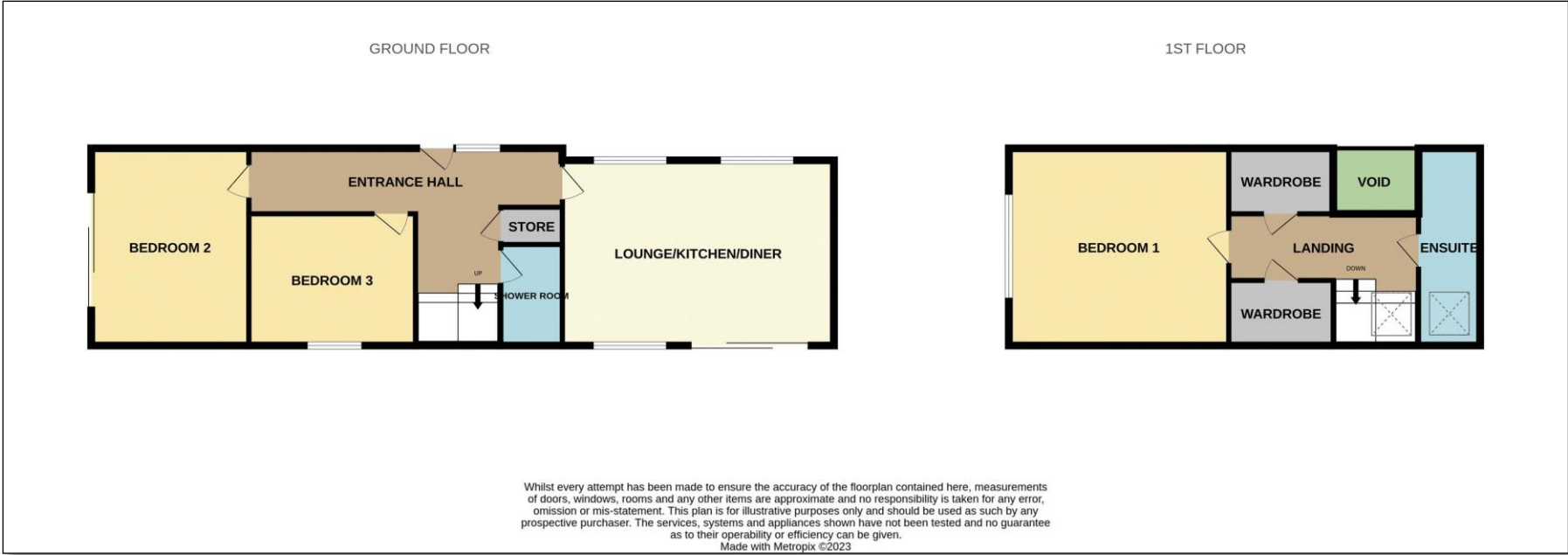
For more information, or to make an appointment to view this fantastic property, please contact Austin Estate Agents.

The vendors inform us there is a service charge of £15.00 per calendar month for the upkeep of the roads and drains within this private development.

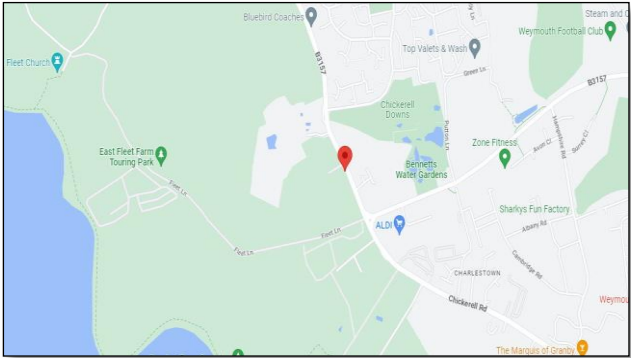




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: TBC

TENURE: Freehold

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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.