



AUSTIN   
ESTATE AGENTS

## Chickerell Road

Weymouth

Dorset

DT3 4DQ

Offers over £400,000

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### SUMMARY

- Imposing Detached Family Residence
- Boasting Generous Accommodation Throughout
- Four Double Bedrooms
- Open Plan Kitchen/Breakfast Room
- Front Aspect Lounge
- Separate Dining Room
- Utility Room & Downstairs Shower Room
- Family Bathroom & En-suite
- Low Maintenance Rear Garden
- Ample Off Road Parking





## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

#### Porch

**Lounge** 11' 5" (3.49m) x 14' 8" > 11' 5" (4.47m > 3.47m)

**Kitchen** 14' 0" > 12' 0" (4.26m > 3.67m) x 25' 4" > 11' 3" (7.72m > 3.43m)

**Dining Room** 11' 5" x 10' 6" (3.49m x 3.21m)

**Study/ Bedroom Four** 11' 9" x 7' 3" (3.59m x 2.21m)

#### Shower Room

**Utility Room** 10' 2" x 7' 1" (3.11m x 2.15m)

#### First Floor Landing

### FIRST FLOOR

**Bedroom One** 15' 1" > 10' 10" (4.61m > 3.29m) x 11' 5" (3.47m)

**En-suite** 3' 10" x 3' 11" (1.18m x 1.20m)

**Bedroom Two** 11' 6" x 10' 7" (3.51m x 3.22m)

**Bedroom Three** 9' 7" x 11' 4" (2.93m x 3.46m)

**Bathroom** 6' 6" x 10' 6" (1.99m x 3.19m)

### OUTSIDE

**Front Garden and Driveway**

**Rear Garden**

## THE PROPERTY

We are delighted to offer to the market, a deceptively spacious and imposing detached family residence situated in the ever popular residential location of Chickerell. This ideal family home benefits from four double bedrooms, spacious open plan kitchen/breakfast room, front aspect lounge, dining room, utility room & ground floor shower room, office/bedroom four, family bathroom and en-suite. The property also offers gas central heating and double glazing throughout. Externally to the front of the property there is ample off road parking and a small enclosed garden. The rear garden is a low maintenance private space, with a garage and parking beyond.

Access is gained via the front door which leads to an internal porch with a further door into the stunning open plan kitchen/breakfast room. This vast room benefits from feature front aspect bay window which allows ample natural light to flood the room. The kitchen/breakfast room is without doubt the hub of this family residence. The current vendors have created a cosy seating area to the front with a log burning stove. The kitchen area benefits from a range of eye and base level storage cupboards, breakfast bar and seating area, integral appliances, and space for additional domestic appliances.

The lounge is a further front aspect room with feature bay window and an opening leading through to the dining room. The dining room is sizeable enough to house a family dining table and chairs. To complete the ground floor accommodation is the separate utility room, located at the rear of the kitchen. The utility room is fitted with eye and base level storage cupboards, sink and plumbing for additional domestic appliances. From the utility room there is a modern fitted shower room, and home office/bedroom four. Rear doors from both the utility room and office provide access out to the rear garden.

Stairs rise to the first floor where the three double bedrooms and family bathroom are located. Bedrooms one and three are front aspect rooms, with bedroom one benefitting from an en-suite shower room. Bedroom two is a rear aspect double bedroom, with built in wardrobes. The family bathroom comprises a double shower, bath, wash hand basin and WC.

Externally, to the front of the property is a generous parking area, laid to shingle. There is also a small front garden, enclosed by wooden cladding, with a ramp leading to the front door and raised planting area. The rear garden is a private low maintenance space with a patio area directly abutting the property. This space is ideal for family gatherings and al-fresco dining. A ramp from the patio area rises to a further space where the vendors have created a vegetable patch. To complete the garden is purpose built garage, fitted with power, lighting and additional parking beyond. From the garden a side gate provides access to both the front and rear of the property.

Located in the sought after area of Chickerell, 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.

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







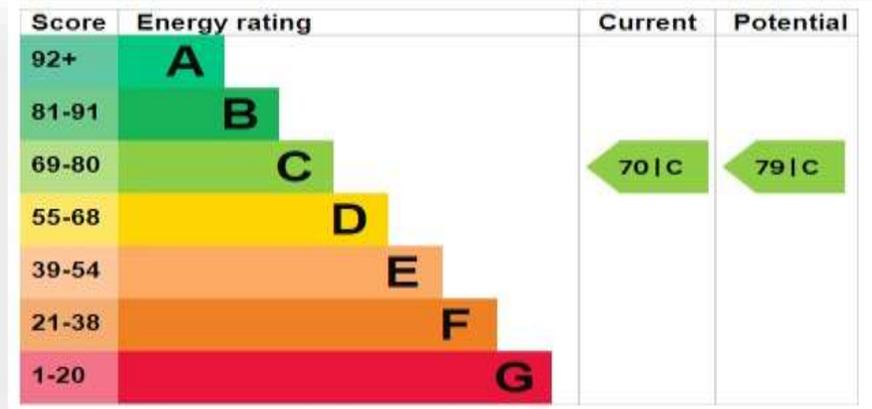
**FLOORPLAN:**



**LOCATION:**



**EPC:**



**COUNCIL TAX RATING: E      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.