





Chickerell Road

, Weymouth DT4 0BP

- Brand New Detached Home
- Three Double Bedrooms
- Spacious Lounge / Diner
- Underfloor Heating & Double Glazing
- Eaily Maintained Rear Garden
- Finished to an Excellent Standard Throughout
- Modern Fitted Kitchen with Integral Appliances
- First Floor Bathroom & Ground Floor WC
- Allocated Parking with EV Charging Point
- No Onward Chain



£325,000 Freehold







SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge / Diner
15'2" x 16'1"

Kitchen
6'3" plus recess x 13'9"

Ground Floor Cloakroom

FIRST FLOOR

First Floor Landing

Bedroom One
11'7" plus recess x 10'5"

Bedroom Two
8'2" plus recess x 9'1"

Bedroom Three
8'3" x 9'10"

Bathroom
6'8" x 6'4"

OUTSIDE

Allocated Parking (with EV Charger)

Rear Garden

We are delighted to offer for sale, a beautifully presented, detached family home. The newly built property has been finished to an excellent standard throughout with oak veneer doors and contemporary tiling to the ground floor and bathroom. The high specification build, double glazing and underfloor heating make this property energy efficient and has a low impact on the environment. The accommodation includes three bedrooms, a spacious lounge / diner, modern fitted kitchen, ground floor cloakroom, and family bathroom. Outside the property enjoys an allocated parking area to the front with EV charger and low maintenance rear garden. These new build houses are set back from the main road, forming their own private area.

On the ground floor the entrance door gives access to a welcoming reception hallway with stairs ascending to the first floor and access to the lounge / diner, kitchen and ground floor cloakroom comprising a low-level WC and vanity wash hand basin. The lounge / diner is well proportioned with double opening French doors overlooking and leading to the rear garden. The lounge area naturally flows to a fully fitted kitchen, which is tastefully fitted with a contemporary range of matching eye level and base units, contrasting worktop surfaces, integral four ring induction hob, stainless steel extractor hood, electric oven and dishwasher. There is ample space for domestic appliances.

The first floor landing hosts doors to the three good size bedrooms, family bathroom. Bedroom one is found to the front, bedroom two to the side and bedroom three to the rear. The family bathroom is fully tiled and features a low level WC, vanity wash basin and panelled bath with mains shower.

Externally, there is a small garden area to the front and an allocated parking area with EV charging point. A walkway to the side leads to the rear garden, which is fully enclosed with a patio adjacent to the property and steps up to a raised lawn and planted beds.

The property is situated on Chickerell Road. Weymouth Town Centre is just over half a mile away and provides a range of popular retail outlets and amenities. The historic Harbour is also within close proximity as is Weymouth Seafront. Transport links are favourable with regular bus routes along the Chickerell Road and the mainline railway station providing transportation to London Waterloo and Bristol Temple Meads respectively.

Austin Estate Agents would highly recommend a viewing on this property to fully appreciate all the accommodation this new build has to offer.

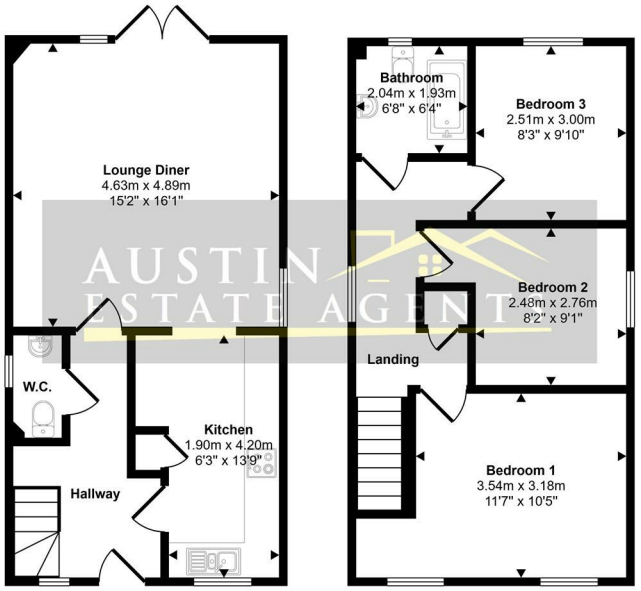






Local Authority **Dorset Council**
Council Tax Band **New Build**
EPC Rating **C**

Approx Gross Internal Area
85 sq m / 918 sq ft



Ground Floor
Approx 42 sq m / 454 sq ft

First Floor
Approx 43 sq m / 464 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







Austin Property Office

3 Sirius Business Centre Lynch Lane,
Weymouth, Dorset, DT4 9DN

Contact

01305 858470
info@austinpropertyservices.co.uk
austinpropertyservices.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.