



Lilly Lane | Chickerell | Weymouth | DT3 4FU

Offers Over £320,000

BEAUMONT  JONES

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We are delighted to offer a well-presented and modern three bedroom end of terrace house within the popular development of Greys Field, Chickerell. Built by CG FRY this home boasts a beautiful landscaped rear garden, kitchen/diner, downstairs cloakroom, living room, three bedrooms, bathroom, off road parking for two/three cars and garage that has been divided into a gym and storage. This would make an excellent first time purchase and viewing is a must to be appreciated.

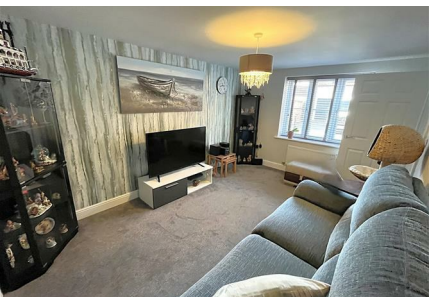
- Three Bedroom End of Terrace House
- Beautiful Kitchen/Diner
- Low Maintenance Landscaped Rear Garden
- Garage and Off-Road Parking
- Greys Field Development In Chickerell
- Recently Redecorated Throughout

Full Description

Entrance into the property is via a front aspect double glazed composite door leading into a hallway with stairs rising to the first floor, wood affect LVT, wall mounted radiator and doors lead through to the main principle rooms. The modern cloakroom offers a low level WC, wash hand basin with storage underneath, wall mounted radiator, part tiled walls and tiled flooring. The spacious living room has plenty of space for furniture and a front aspect double glazed window. The generous sized kitchen/diner is the hub of the home offering plenty of space for a dining table & chairs as well as a white high gloss range of eye and base level units with



This well presented three bedroom home is located within the popular development of Greys Field, Chickerell and moments away from well-regarded schools.

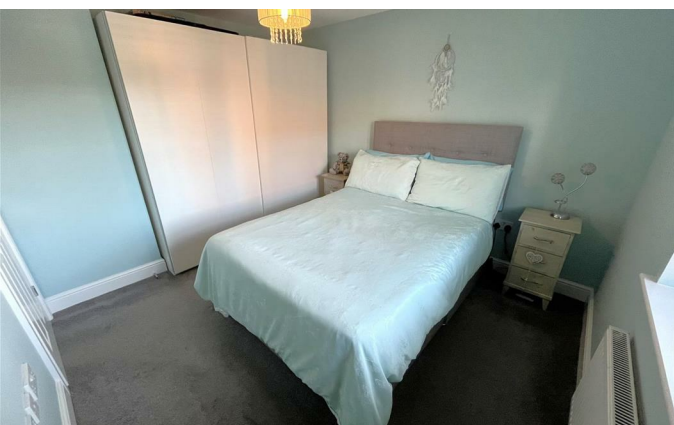


work surfaces over, integral double oven with inset five ring gas hob and extractor hood over, integral washing machine, dishwasher and fridge/freezer. Understairs cupboard, kitchen cupboard housing the gas boiler, rear aspect double glazed window and rear aspect door opening onto the rear garden.

The first floor offers a landing area with a built in storage cupboard, a further built in cupboard over the stairwell, loft access via a hatch and doors lead through to three bedrooms and the family bathroom. Bedroom one is a generous sized double offering a front aspect double glazed window and a wall mounted radiator. Bedroom two is a further double with a rear aspect double glazed window and a wall mounted radiator. Bedroom three is a small double offering a rear aspect double glazed window and a wall mounted radiator. The main family bathroom comprises of a P-Shaped panel enclosed bath with a wall mounted mixer shower system over, low level WC, wash hand basin with storage underneath, part tiled walls and a wall mounted towel rail heater.

Outside offers a low maintenance fence enclosed garden which has been beautifully landscaped with a range of stone shingled raised areas with wooden sleepers bordering, various shrubs and potted plants. There is a patio area abutting the property, raised decking area perfect for al fresco dining and a path leads to the gated side access which is perfect for storing bins, as well as the rear access leading out onto the garage and parking. The garage has been separated into sections with one being used as a gym but would make a perfect home office and the other section is currently being used for storage. There is a water supply and external power points within the garden.

Located in the heart of the ever-popular family location of



Greys Field, the property is situated within the catchment area of well regarded primary and secondary schools. Chickereil itself has a local shop, two public houses, a restaurant, chemist, and post office. Nearby supermarket and industry shopping units include fast food and coffee shop units. There are lots of scenic coastal walks and links to the Southwest Coast path. A short drive away is Weymouth, a Georgian seaside resort with award winning sandy beach and town centre with a good range of high street names and quirky boutiques in the adjacent lanes as well as pubs, restaurants and cafes.

Rating Authority: - Dorset (West Dorset) Council. Council Tax Band D. Services: - Gas central heating, mains electric & drainage.

Agents Note: There is a yearly community service charge of £229.25 PA

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

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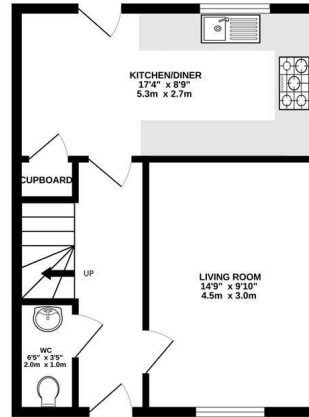
Beautifully landscaped rear garden offering low maintenance, side access and direct access into the converted garage.



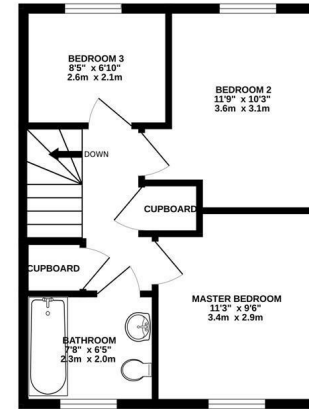


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100+
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

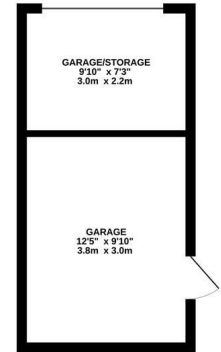
GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



GARAGE
194 sq.ft. (18.0 sq.m.) approx.



TOTAL FLOOR AREA: 996 sq.ft. (92.6 sq.m.) approx.

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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We value more than your property

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