



Oldridge Road | Chickerell | Weymouth | DT3 4FN

**Offers Over £360,000**

BEAUMONT  JONES



## Oldridge Road | Chickerell Weymouth | DT3 4FN Offers Over £360,000

This beautifully presented and attractive curved three double bedroom family home is located in the sought-after Greys Field development in Chickerell. Completed in 2015, part of phase one this immaculate home is finished to a high standard overlooking green space to the front. The property offers fitted wardrobes in all bedrooms, welcoming hall, downstairs cloakroom, beautiful kitchen/diner, utility room, spacious living room, en-suite to master bedroom, family bathroom and an enclosed sunny aspect rear garden. The garage and parking can be found to the rear of the house. Viewing is a must to be fully appreciated.

- Attractive Three Double Bedroom Family Home
- Overlooking Green Space to The Front
- Beautiful Kitchen/Diner & Separate Utility Room
- Downstairs Cloakroom, En-Suite to Master Bedroom & Family Bathroom
- Popular Greys Field Development in Chickerell
- Garage & Off Road Parking
- Fitted Wardrobes In all Bedrooms
- Enclosed Sunny Aspect Rear Garden

### Full Description

Entrance into this beautiful and attractive rendered family home is via a front aspect double glazed door leading into a welcoming hall with stairs rising to the first floor, front aspect double glazed window and doors lead through to the ground floor living accommodation. The spacious living room has plenty of space for furniture, gas fire set within a marble hearth and surround, front aspect double glazed sash windows and a set of rear aspect double glazed patio doors lead out onto the garden. The contemporary cloakroom has a low level WC, wash hand basin, tiled flooring and partially tiled walls. The hub of the home is the beautiful kitchen/diner offering an abundance of space with a wide range of eye and base level units with work surfaces over,





Built in 2015, part of phase one within the popular Greys Field Development in Chickerell.



integral eye level double oven with inset five ring gas hob and extractor hood over, integrated dishwasher, space for an American style fridge/freezer, plenty of space for a large dining table and chairs, tiled flooring, front aspect double glazed sash windows and a rear aspect double glazed window. The separate utility room is located off the kitchen boasting eye and base level units with work surface over, sink unit, space and plumbing for a washing machine and tumble dryer, built-in under stairs storage cupboard, wall mounted gas boiler, tiled flooring and a rear aspect double glazed door leads out onto the garden.

The first floors offers a spacious landing area with a front aspect double glazed window overlooking green space, built-in airing cupboard, loft access via a hatch (partially boarded) and doors lead through to the three double bedrooms and family bathroom. The master bedroom is a generous sized double with modern fitted wardrobes, front aspect double glazed window overlooking green space and a door leads through to the modern en-suite. The suite comprises a shower cubicle with a wall mounted mixer shower system low level WC, wash hand basin, rear aspect double glazed window and partially tiled walls. Bedroom two is a double room offering a double built-in wardrobe and a rear aspect double glazed window. Bedroom three is a further double with a fitted wardrobe and a front aspect double glazed window overlooking green space. The family bathroom has a modern suite comprising a P-Shaped panel enclosed bath with a wall mounted mixer shower system over and screen attached, low level WC, wash hand basin, rear aspect double glazed window and partially tiled walls.

Outside offers an enclosed sunny aspect low maintenance rear garden with a patio area abutting the property with a few steps leading up to an area laid to artificial grass with a path leading to the gated rear access leading out onto the parking bay and garage. There is off road parking for one car in front of the garage plus a visitors parking space. On road parking can easily be found to the front of the house. The garage is located within a block (left) and has an up and over door with power, lighting and boarded storage above.

Agents Note: There is a yearly community service charge of







£208.29.

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. Chickerell 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.

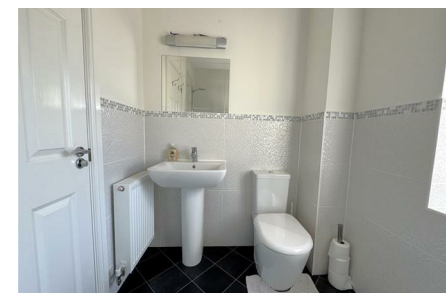
Rating Authority: - Dorset (West Dorset) Council. Council Tax Band D. Services: - Gas central heating, mains electric & drainage.

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.

Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



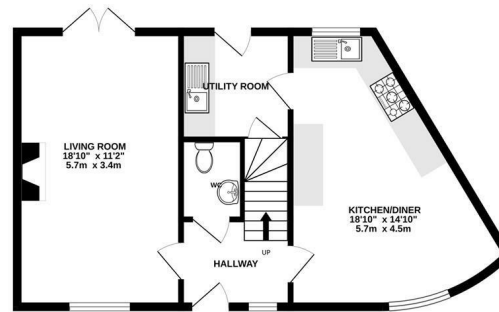
This beautiful and attractive curved family home overlooks green space to the front of the front of the property.



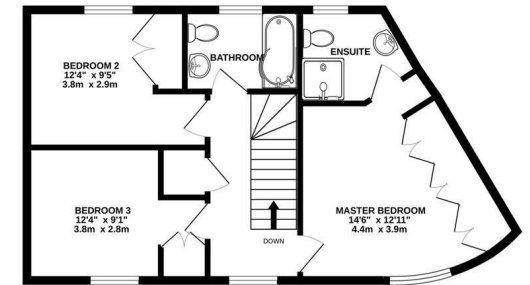


| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | 100       |
| (81-91) <b>B</b>                            | 85                         |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

GROUND FLOOR  
544 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR  
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 1086 sq.ft. (100.8 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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