



AUSTIN 
ESTATE AGENTS

East Street

Chickerell

Weymouth

Dorset

DT3 4DT

Offers Over £480,000

SUMMARY

- Beautifully Presented Detached Family Home
- Boasting Generous Accommodation Throughout
- Three Reception Rooms
- Modern Fitted Kitchen
- Spacious Conservatory Over Looking Rear Garden
- Four Bedrooms
- Family Shower Room & En-suite
- Off Road Parking & Detached Garage
- Highly Popular Residential Location
- Viewings Highly Advised





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge 11' 4" x 16' 10" (3.46m x 5.12m)

Kitchen 9' 2" x 15' 9" (2.80m x 4.79m)

Dining Room 9' 5" x 9' 11" (2.86m x 3.01m)

Conservatory 19' 0" max x 19' 1" max (5.79m max x 5.81m max)

Study 7' 5" x 6' 9" (2.25m x 2.07m)

WC

FIRST FLOOR

First Floor Landing

Bedroom One 11' 6" x 13' 11" (3.51m x 4.25m)

En Suite 7' 10" x 5' 5" (2.38m x 1.65m)

Bedroom Two 10' 3" x 9' 10" (3.13m x 3.00m)

Bedroom Three 9' 5" x 9' 5" (2.878m x 2.86m)

Bedroom Four 10' 4" x 6' 8" (3.14m x 2.04m)

Shower Room 9' 3" max x 6' 3" max (2.82m max x 1.91m max)

OUTSIDE

Front Garden

Rear Garden

Garage

THE PROPERTY

We are delighted to offer to the market a beautifully presented, light and airy detached family home. This immaculately presented residence boasts four bedrooms, three reception rooms, modern fitted kitchen, stunning rear aspect conservatory, family shower room and en-suite with gas central heating and double glazing throughout. Externally to the front of the property there is a small enclosed garden. The rear of the property is a sunny, southerly aspect, space, enjoying a mixture of block paving creating parking and a seating area, leading to a detached single garage, the remainder of the rear garden is laid to lawn. Situated in the heart of the highly popular residential location of Chickerell.

Upon entering the property, you are greeted by a welcoming entrance hallway, where doors lead to all principal rooms. Located to the front of the property there is a study, and separate dining room. This beautiful family home proudly benefits from a modern fitted spacious kitchen. The kitchen offers an extensive range of eye and base level storage cupboards and integral domestic appliances.

From the kitchen, via French doors, access can be gained to the imposing rear aspect conservatory. This stunning room enjoys views out onto the well maintained rear garden with French doors from the conservatory giving access. The lounge, with feature fireplace is another bright and airy room with French doors leading to the conservatory. Completing the ground floor accommodation is the WC.

Stairs rise to the first floor where all four bedrooms and family shower room are located. All four bedrooms are a good size, with bedroom one and two being front and rear aspect large doubles. Bedroom one has the additional benefit of a modern fitted en-suite bathroom comprising bath with shower over, wash hand basin and WC. The family shower room, located off the landing comprises a double shower cubicle, vanity wash hand basin and enclosed WC.





The Property Cont'd/ . . .

Externally, to the front of the property, enclosed by brick wall, is a small lawned area with a path leading to the front door surrounded by a selection of mature plants and shrubs. The rear garden is a deceptively spacious, southerly aspect, area. Double gates enclose the rear garden, with an expansive block paved area, creating off road parking, as well as a seating area, perfect for outside entertaining. From the block paved area is the single garage, with traditional up and over door. The remainder of the garden is laid to lawn, with mature plants, shrubs and trees.

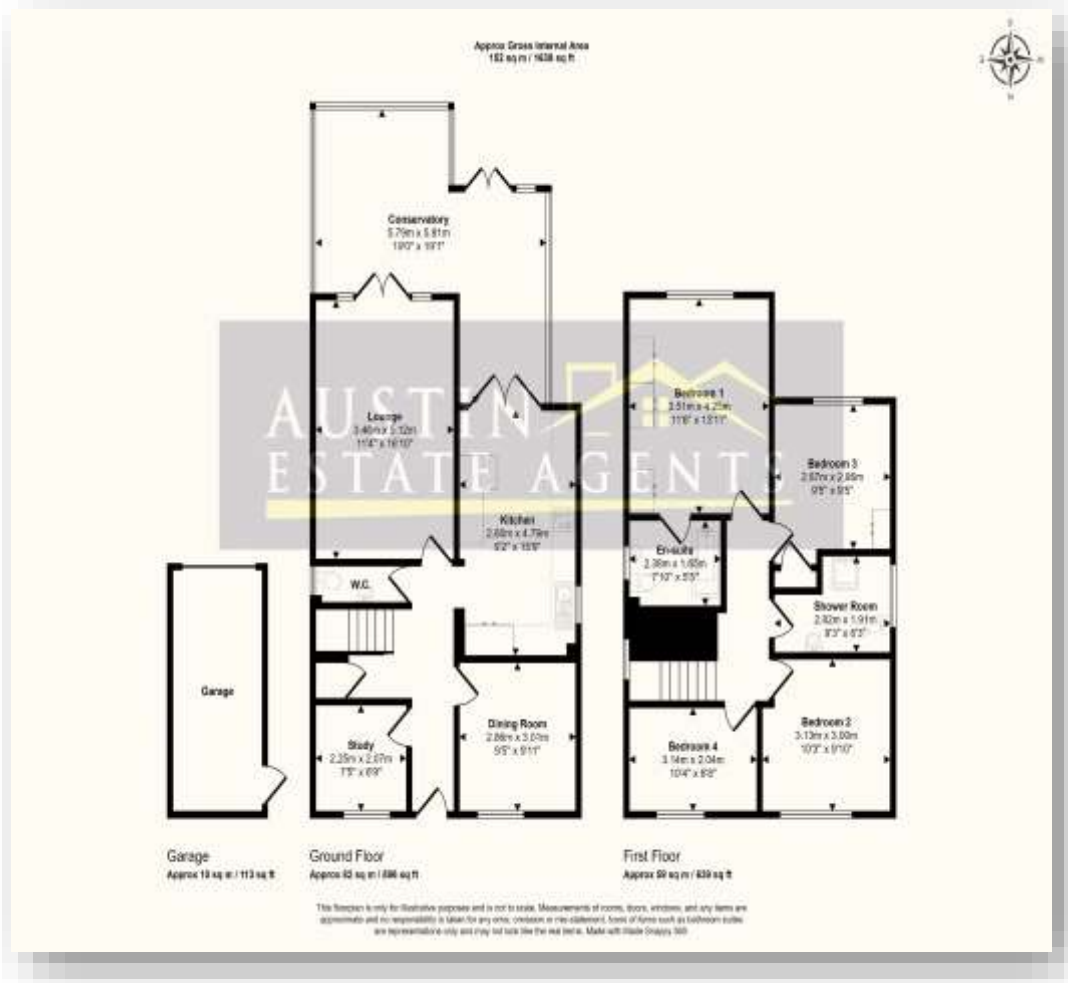
Located in the heart of the ever-popular family location of Chickerell, the property is situated within the catchment area of well regarded primary and secondary schools, local shops and amenities, as well as regular and well serviced bus routes to and from Weymouth town centre.

To arrange a viewing of this wonderful family home, please contact the team at 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.