

Greys Road

Chickerell Weymouth, DT3 4FS

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Guide Price
£340,000 Freehold

Hull Gregson Hull

Greys Road

Chickerell Weymouth, DT3 4FS

- Modern Three Bedroom Detached Family Home
- Built by CG Fry in 2016
- Popular Greys Field Development, Chickerell
- Spacious Kitchen/Dining Room
- Generous & Comfortable Living Room
- Two Double Bedrooms & Further Single Bedroom
- Generous Enclosed Low-Maintenance Rear Garden
- Garage & Driveway Parking for Two Vehicles
- Electric Vehicle Charging Point
- Excellent Access to Local Schools, Amenities & Dorset Coast

















We are delighted to offer for sale this modern three bedroom detached family home, built by the highly regarded CG Fry in 2016 and positioned within the popular Greys Field development in Chickerell. Offering spacious and well-proportioned accommodation, the property combines modern family living with a generous enclosed low-maintenance rear garden, garage and driveway parking for two vehicles, together with the added benefit of an electric vehicle charging point.

The heart of the home is the spacious kitchen/dining room, providing an ideal setting for both everyday family life and entertaining, complemented by a generous living room and useful downstairs cloakroom. Upstairs are two well-proportioned double bedrooms, a further single bedroom and modern family bathroom, providing flexible accommodation for a growing family, couple or those requiring space to work from home.

Outside, the generous rear garden offers a pleasant and relatively low-maintenance space to enjoy during the warmer months, while the garage and tandem driveway provide valuable off-road parking. The property's position within Greys Field also makes it particularly appealing for those looking to be close to well-regarded schools, local amenities, countryside and the Dorset coast, with Weymouth and its award-winning beach just a short drive away. Viewing is highly recommended.

The property is approached via a front aspect double glazed composite door which opens into a welcoming entrance hall.



Stairs rise to the first floor, with doors leading through to the ground floor accommodation. The downstairs cloakroom is conveniently positioned off the hallway and features a side aspect double glazed window, low-level WC, wash hand basin, tiled flooring and partially tiled walls.

The generous living room provides a comfortable and inviting reception space with plenty of room for a range of furniture. A front aspect double glazed window allows natural light into the room, while a gas fire set within a marble hearth and surround provides an attractive focal point.

The kitchen/dining room is undoubtedly one of the key features of the home, offering a spacious and sociable environment with ample room for a dining table and chairs. The kitchen is fitted with a range of wall and base level units with work surfaces over and incorporates an eye-level double oven, inset five-ring gas hob with extractor hood over, integrated full-size freezer and dishwasher. There is space and plumbing for a washing machine and space for a fridge/freezer, while a useful cupboard houses the gas combination boiler. Further storage is provided beneath the stairs. Tiled flooring, a rear aspect double glazed window and a rear aspect double glazed composite stable door provide both practicality and direct access to the garden.

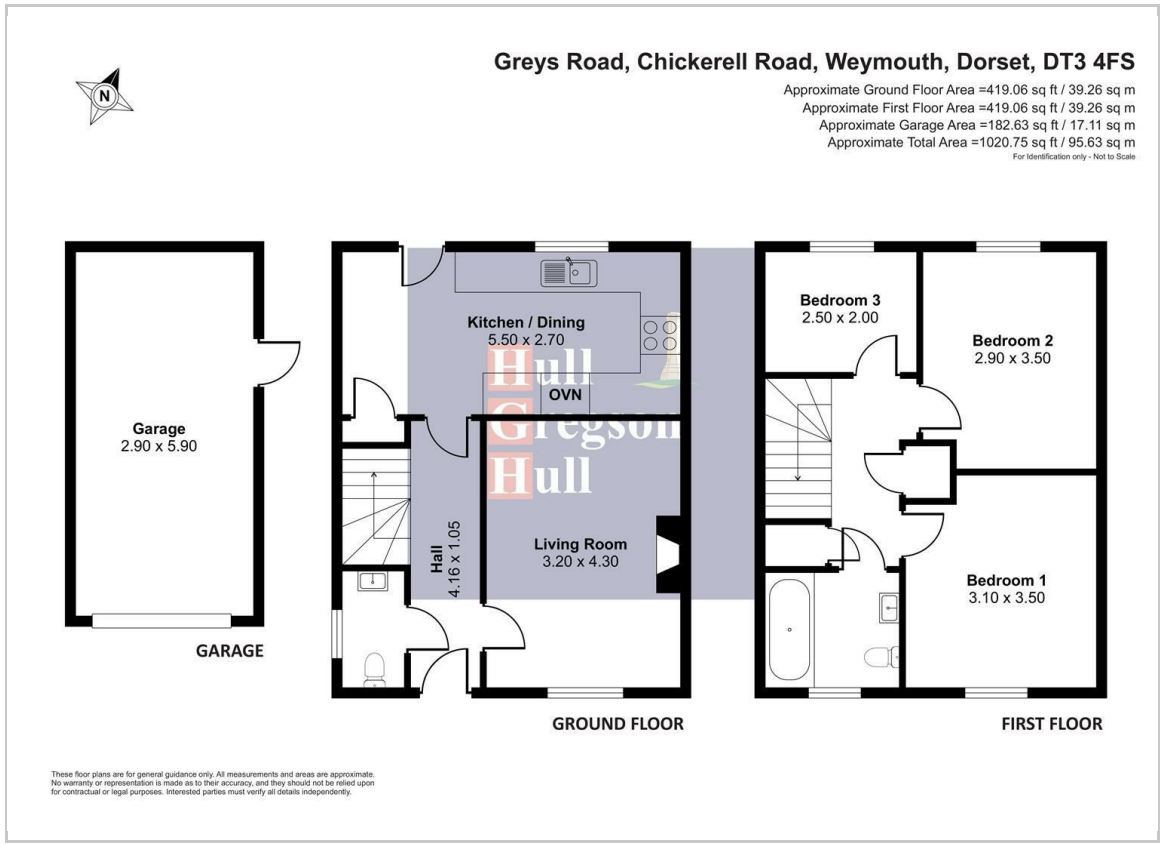
Moving upstairs, the first floor landing provides access to all three bedrooms and the family bathroom, together with loft access via a hatch and two useful built-in storage cupboards. The principal bedroom is a generous double with a front aspect double glazed window, while bedroom two is a further well-proportioned double bedroom overlooking the rear. Bedroom three is a single bedroom with a rear aspect double glazed window, offering flexibility for use as a child's bedroom, home office or dressing room. The modern family bathroom comprises a P-shaped panel-enclosed bath with wall-mounted mixer shower over and fitted screen, low-level WC and wash hand basin. The room benefits from partially tiled walls and a front aspect double glazed window.

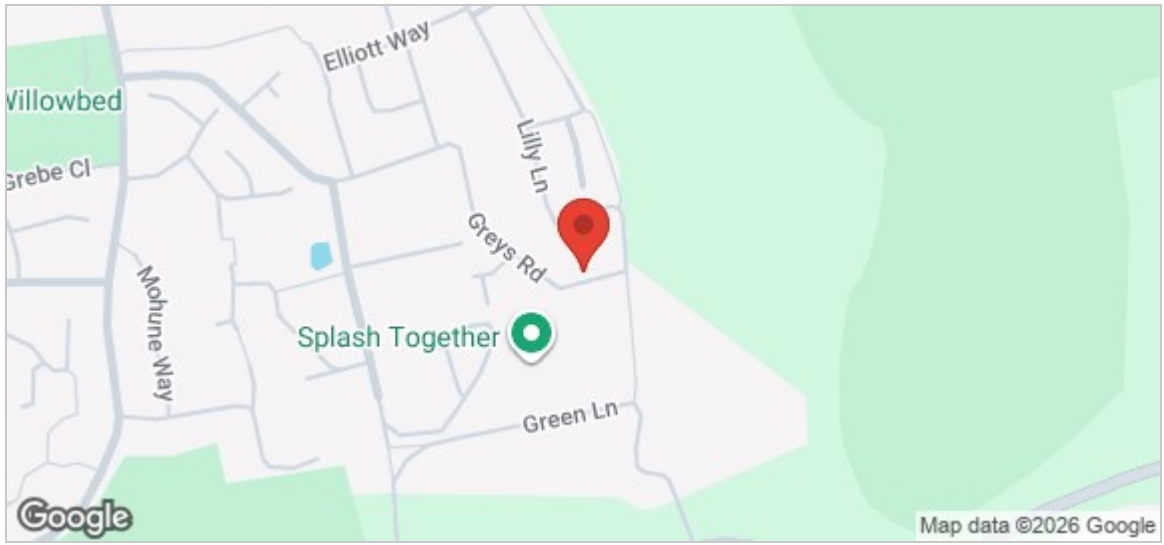


Outside, the property benefits from a generous enclosed rear garden, laid predominantly to patio with slate borders and designed to provide a low-maintenance outdoor space. There is ample room for outdoor seating and dining, making it an ideal area for relaxing or entertaining. Gated side access leads to the driveway, while a side aspect double glazed door provides direct access into the garage. The garage benefits from an electric roller door, power and lighting, while the driveway positioned in front provides off-road parking for up to two vehicles in tandem. A wall-mounted electric vehicle charging point is also installed.

Greys Field is a popular residential development within Chickerell and is well positioned for local schools and a range of everyday amenities. Chickerell itself offers a local shop, two public houses, restaurant, chemist and post office, with further supermarkets, retail and leisure facilities available nearby. The surrounding area also provides an excellent choice of countryside and coastal walks, with links to the South West Coast Path. Weymouth is within easy reach and offers its award-winning sandy beach, picturesque harbour, town centre, independent boutiques, restaurants, cafés and pubs.

Overall, this is an attractive modern detached family home offering a combination of spacious accommodation, excellent outside space, garage and parking, all within a popular and convenient coastal location.





Lounge
14'1" x 10'5" (4.30 x 3.20)

Kitchen/Diner
18'0" x 8'10" (5.50 x 2.70)

Cloakroom

Bedroom One
11'5" x 10'2" (3.50 x 3.10)

Bedroom Two
11'5" x 9'6" (3.50 x 2.90)

Bedroom Three
8'2" x 6'6" (2.50 x 2.00)

Bathroom

Garage
19'4" x 9'6" (5.90 x 2.90)

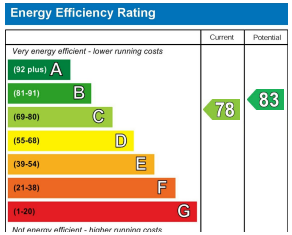
Dorchester Additional Information

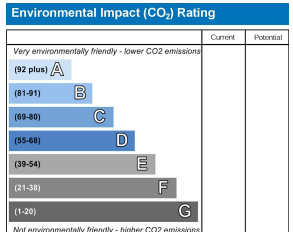
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy. There is approximately a £200 PA estate charge.

Property type: Detached House
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas Central Heating
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

Dorchester Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of
representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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