



Instinct Guides You



## Lerrett Close, Chickerell, Weymouth £300,000

- Well Presented Family Home
- Sunny Aspect Attractive Rear Garden
- Garage & Driveaway Parking
- Spacious Conservatory At Rear
- Close To Bus Route & Schools
- Contemporary Kitchen & Shower Room
- Close To Country Walks
- Cul-De-Sac Location



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A well-presented three-bedroom link semi-detached home with CONSERVATORY set within a cul-de-sac in the popular village of Chickerell. The property enjoys a contemporary kitchen and shower room, westerly garden, garage, and off-road parking, all within easy reach of local amenities and schools.

The home offers excellent kerb appeal, with attractive brick elevations and a smart resin driveway. The attached garage provides power, generous storage, and convenient access into the rear garden.

Inside, a welcoming hallway leads into the ground-floor accommodation. The front-aspect living room is a generous and versatile space, easily accommodating a range of furnishings. To the rear, the kitchen spans the width of the home and offers ample fitted cabinetry and space for appliances. The kitchen flows beautifully into the conservatory at the rear further increasing the ground floor footprint. This bright additional living area enjoys lovely views over the garden and captures superb natural light throughout the day, which filters back into the kitchen.

Upstairs are three bedrooms and the family shower room. Bedrooms one and two are both comfortable doubles with space for furnishings, while bedroom three offers flexibility as a single room or an ideal home office. The shower room has been recently remodelled and comprises a shower cubicle with rainfall shower head & decorative tiling, hand basin and WC.

The rear garden is a true highlight and enjoys a beautiful sunny westerly aspect and provides a low-maintenance outdoor space perfect for relaxing or entertaining during the warmer months. A door leads into the garage which also benefits power and an up and over door to the driveway.



**Shower Room 5'11" x 5'5" (1.81 x 1.66 )**

**Lounge 13'10" x 9'3" (4.24 x 2.84)**

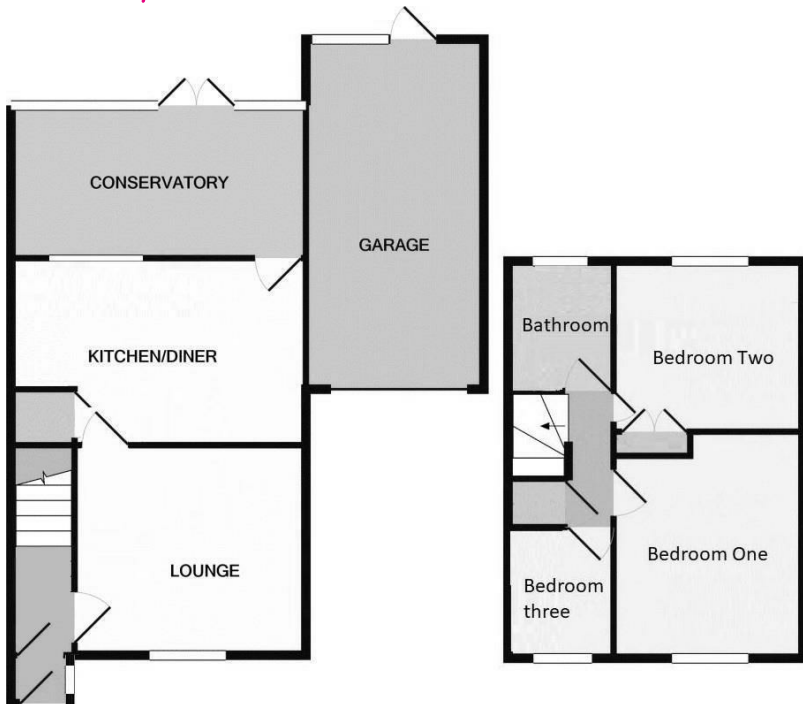
**Kitchen 14'2" x 9'3" (4.32 x 2.84)**

**Bedroom One 12'1" + recess x 7'11" (3.70 + recess x 2.42)**

**Bedroom Two 8'10" + wardrobe x 7'10" (2.70 + wardrobe x 2.40 )**

**Bedroom Three 8'6" x 6'0" (2.60 x 1.84)**

**Conservatory 14'2" x 6'7" (4.32 x 2.03)**



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(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>86</b>
	<b>71</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(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 environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.