



Instinct Guides You



Elziver Close, Chickerell, Weymouth Offers Over £325,000

- Beautifully Presented
- Four Bedrooms
- Southerly Garden
- Sun Room
- Cul-De-Sac
- Large Kitchen/Diner
- Garage & Driveway
- Open Plan Layout



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Positioned in a quiet cul-de-sac within the popular area of Chickerell, this extended four-bedroom detached home offers flexible open plan accommodation, ideal for family living. The property features a generous modern kitchen diner, a bright sun room, low-maintenance southerly rear garden, a stylish lounge, a modern bathroom and a garage with driveway parking.

The ground floor begins with an entrance hallway that leads through to a bright and inviting lounge finished in neutral tones. This space flows into a full-width sun room at the rear, creating a relaxed and versatile area that overlooks the garden. The adjoining kitchen diner has been updated with modern units, integrated appliances, and granite-effect worktops with a breakfast bar area creating the divide with a cloakroom to complete this level.

On the first floor, the layout includes four bedrooms. The main bedroom is a good-sized double positioned at the rear, with two further bedrooms offering flexible space for children, guests or home office use. Bedroom four, though compact, serves well as a study or nursery. The contemporary family bathroom is fitted with a modern white suite, splashboard surrounds, a shower over the bath, and chrome fittings.

Externally, the garden has been designed for ease of maintenance with a combination of paved patio and decorative stone areas, ideal for outdoor seating and dining. A timber shed provides storage, and the garden is enclosed by fencing. To the front, the property benefits from a private driveway and access to a single garage.

Located within easy reach of schools, local amenities and transport routes, this smartly presented home offers well-balanced accommodation with scope for flexible family living in a desirable residential setting.

Room Dimensions

Living Room 15'7" x 10'0" (4.76 x 3.05)

Kitchen/Diner 17'6" x 9'6" (5.35 x 2.90)

Conservatory 15'7" x 7'7" (4.75 x 2.32)

Bedroom One 13'3" x 8'8" (4.05 x 2.65)

Bedroom Two 9'4" x 8'1" (2.87 x 2.48)

Bedroom Three 10'2" x 6'7" (3.11 x 2.01)

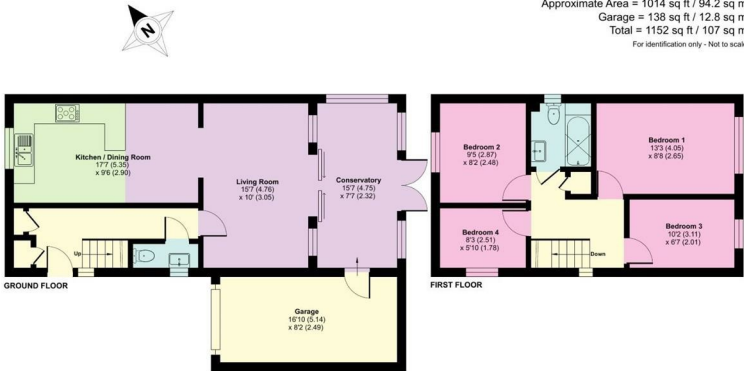
Bedroom Four 8'2" x 5'10" (2.51 x 1.78)

Garage 16'10" x 8'2" (5.14 x 2.49)



Elziver Close, Chickerell, Weymouth, DT3

Approximate Area = 1014 sq ft / 94.2 sq m
Garage = 138 sq ft / 12.8 sq m
Total = 1152 sq ft / 107 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential - Groundwork 2025
Produced for WilsonTominey Ltd. REF: 1334111



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		70
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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.