



Instinct Guides You



## Putton Lane, Chickerell, Weymouth £340,000

- Beautifully Presented Throughout
- Parking & Garage
- Utility Room
- Close to Amenities
- Secluded Rear Garden
- Three Double Bedrooms
- Village Location
- Cloakroom



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A beautifully maintained home with GARAGE, in the heart of Chickereil Village served with bus routes, local amenities, pub, restaurant, shop & school. This impressive property with kitchen Diner and UTILITY room has three spacious double bedrooms, a family bathroom and en-suite, additional parking and a charming low-maintenance garden.

Upon entering the property, a spacious entrance hall welcomes, leading to a good sized cloakroom. To the left, you'll find a generously sized kitchen/dining room, beautifully presented and equipped with a range of wall and base units. Included is a fridge/freezer, gas hob, eye-level oven and dishwasher.

Next to the kitchen is a practical utility room, offering extra cupboard and worktop space, a sink and plumbing for both a washing machine and tumble dryer. The room also features a useful under-stairs storage cupboard and a rear door that opens directly onto the garden.

At the front of the property is the sitting room; a bright and spacious space, complete with a gas fireplace and French doors that lead out to the low maintenance, tiered rear garden.

Upstairs, the property offers three well-sized bedrooms, a family bathroom, and a convenient airing cupboard. Bedroom One is a spacious and beautifully presented double, complete with a sleek en-suite boasting floor-to-ceiling tiling, a walk-in shower, toilet and a pedestal basin. Bedroom two is another generous double, while bedroom three, although the smallest, easily fits a double bed.

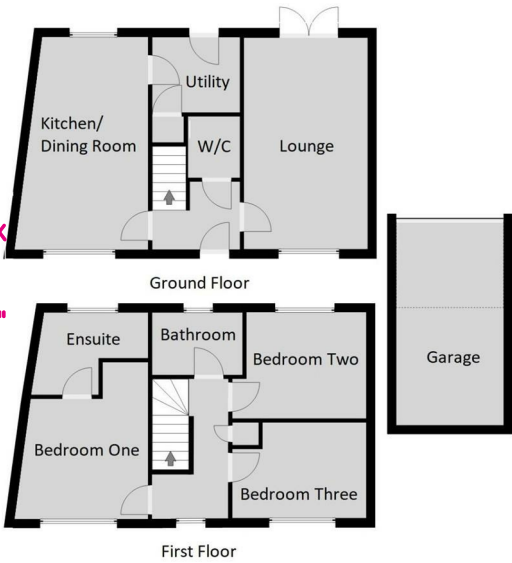
The family bathroom is beautifully finished and features a bath with an overhead shower, a toilet, and a washbasin.

The rear garden offers a tranquil and secluded space, thoughtfully landscaped with a combination of paved and gravel sections that lead to the parking area and garage. The garage is equipped with power.



Room Dimensions

- Lounge 18'11" x 11'0" (5.78 x 3.37)
- Kitchen/Dining Room 19'1" x 10'11" max (5.82 x 3.35 max)
- Bedroom One 14'1" max x 11'10" (4.30 max x 3.62)
- Bedroom Two 10'8" x 9'6" max (3.26 x 2.90 max)
- Bedroom Three 9'3" x 9'1" (2.82 x 2.79)
- Bathroom 8'0" x 5'6" (2.46 x 1.70)
- Ensuite 9'8" max x 6'9" max (2.95 max x 2.08 max)
- Garage 18'4" x 9'7" (5.60 x 2.93)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100+
(92 plus) A		
(81-91) B		
(69-80) C		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.