



Instinct Guides You



Greys Road, Chickerell, Weymouth Guide Price £415,000

- Modern Five Bedroom Townhouse
- Garage with Power and Parking
- Family Bathroom & Two En-suite's
- Cloakroom
- Beautifully Presented Throughout
- Fronts Attractive Greenspace
- Low Maintenance Rear Garden
- Popular Location



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Located in the well-established Grey's Field area, this beautifully maintained townhouse fronting a green, offers five bedrooms with two en-suites and contemporary living throughout. The spacious property includes a large conservatory. Parking, garage and attractive garden complete the property.

As you enter the home, a bright and spacious hallway leads into a warm and inviting living room, complete with a fireplace and modern grey oak-effect flooring. Towards the rear of the property, the open-plan kitchen and dining area features a smart, contemporary design with plenty of storage and integrated appliances, including a washing machine, dishwasher, double oven and gas hob. There's also room for either a freestanding or built-in fridge/freezer. A thoughtfully added conservatory extends the living space and opens out to the garden through double doors, creating a seamless indoor-outdoor flow.

Head up to the first floor, where you'll find three generously sized double bedrooms, including one with its own en-suite shower room. A modern family bathroom with a shower and glass screen serves the remaining rooms on this level. The top floor is home to the spacious main bedroom, also benefiting from a private en-suite, while a further single bedroom provides a flexible space - ideal as a home office, nursery or dressing room.

At the front, the property enjoys views over a delightful communal green. To the rear, the garden offers a decked seating area. The remainder of the garden combines patio and artificial lawn, providing a low-maintenance and versatile outdoor space. A secure gate at the back leads to allocated parking and a spacious single garage, which includes plenty of storage, power outlets, and lighting.



Room Dimensions

Living Room 16'10" x 9'10" (5.14 x 3.00)

Kitchen/Dining Room 17'5" max x 13'1" max (5.33 max x 4.00 max)

Conservatory 15'8" x 8'9" (4.80 x 2.69)

Bedroom One 17'5" max x 13'9" (5.33 max x 4.20)

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

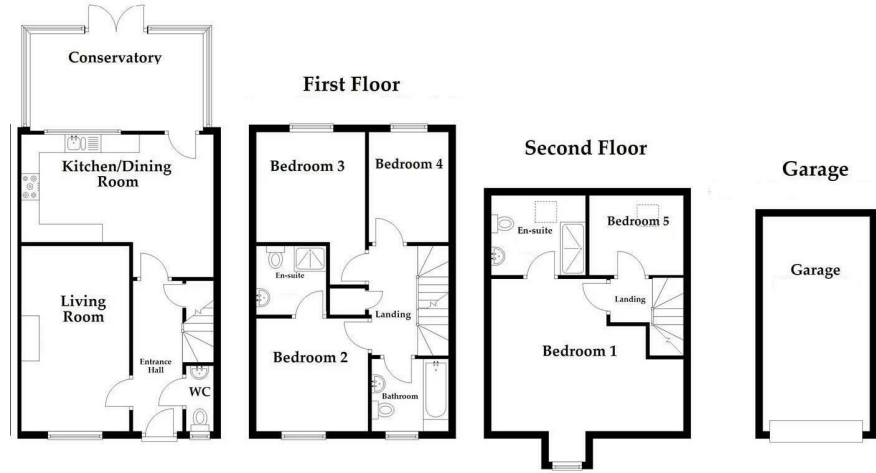
Bedroom Three 9'11" x 9'10" (3.04 x 3.01)

Bedroom Four 10'0" x 7'2" (3.07 x 2.20)

Bedroom Five 8'8" x 7'0" (2.65 x 2.15)

Bathroom 7'0" x 6'6" (2.14 x 1.99)

Garage 19'5" x 9'8" (5.94 x 2.97)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100+
(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 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

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