



Instinct Guides You



Pugmill Lane, Weymouth, DT3 4PB Offers In Excess Of £300,000

- No Onward Chain
- Southerly Garden
- Four Bedrooms
- Ensuite
- Large Conservatory
- Two Reception Rooms
- Garage & Driveway
- Utility Room



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**** Open House Saturday 16th May Between 9am & 10am By Appointment ****A four bedroom family home with a garage and driveway, situated in a popular residential location in Chickerell, offered with no onward chain and benefiting from a southerly facing rear garden. The property offers generous accommodation including a large conservatory, separate kitchen and dining room, a spacious lounge and multiple bath and shower facilities, creating a well balanced home suited to modern family living.

Stepping into the property, a porch leads into the hallway with stairs rising to the first floor and access to the principal ground floor rooms. The lounge is positioned to the front, providing a spacious living area with a large window allowing natural light to fill the room. To the rear, the kitchen is fitted with a range of units and work surfaces and leads through to the separate dining room which provides a defined space for family meals and entertaining.

From the dining room, doors lead through to an impressive conservatory which spans the width of the property, offering a substantial additional reception area with extensive glazing and direct access out to the garden, creating a bright and versatile space.

Also on the ground floor is a utility room accessed from the kitchen, along with a separate WC, adding practicality to the layout.

Rising to the first floor, the landing provides access to four bedrooms. The main bedroom benefits from an en suite shower room, while the remaining bedrooms are served by the family bathroom fitted with a bath, wash hand basin and WC.

Externally, the rear garden enjoys a southerly aspect and is arranged with a combination of lawn and patio areas, providing a good level of outdoor space for seating and general use. To the front, a driveway provides off road parking and leads to the garage.

This property offers spacious accommodation across two floors, combined with a generous conservatory and a favourable garden aspect, all available with no onward chain.

Lounge 16'0" into bay x 13'6" (4.88 into bay x 4.14)

Dining Room 9'6" x 7'8" (2.90 x 2.34)

Conservatory 9'6" x 9'4" (2.90 x 2.87)

Kitchen 9'6" x 9'4" (2.90 x 2.87)

Bedroom One 13'5" x 10'2" (4.09 x 3.12)

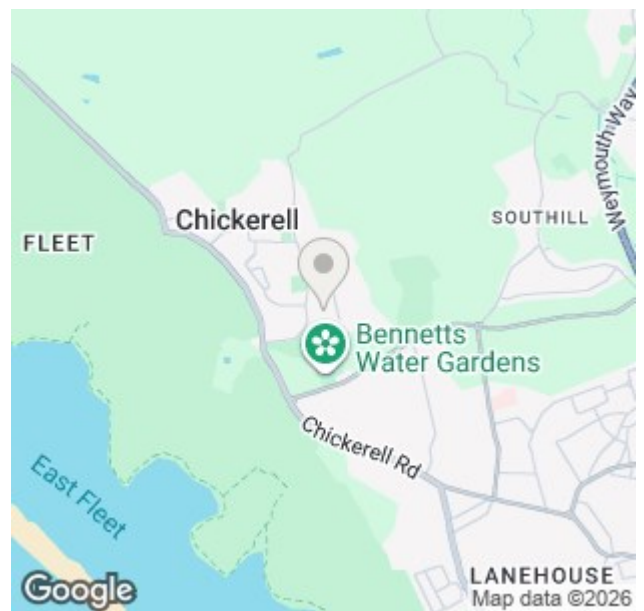
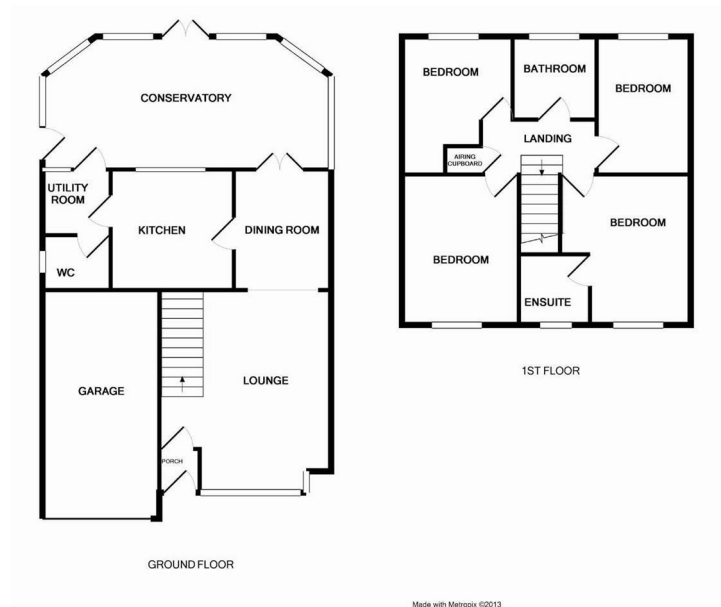
Bedroom Two 11'10" x 8'7" (3.61 x 2.64)

Bedroom Three 10'11" max x 8'7" max (3.33 max x 2.64 max)

Bedroom Four 9'4" x 7'1" (2.87 x 2.18)

Utility Room 4'11" x 4'11" (1.50 x 1.50)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 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	