



Instinct Guides You



## Charles Dean Walk, Weymouth, DT3 4FG £400,000

- Stunning open country views across to Hardy's Monument
- No onward chain
- South facing rear garden with additional front garden
- Impressive modern three double bedroom house
- Parking & garage
- Contemporary fitted kitchen/dining room
- En-suite shower room and family bathroom
- Generously proportioned throughout



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Set in a cul-de-sac on the edge of Chickerell, this impressive modern **THREE DOUBLE BEDROOM** home enjoys stunning open **COUNTRYSIDE VIEWS** towards Hardy's Monument, a **SOUTH FACING** rear garden and an additional front garden. The property also benefits from a **GARAGE** and **PARKING**, spacious accommodation throughout, a contemporary kitchen/dining room, en-suite shower room and family bathroom. Offered with **NO ONWARD CHAIN**.

The property is entered via a central hallway with stairs rising to the first floor and a generous cloakroom with additional under stairs storage. To the left, the kitchen/dining room provides a bright and sociable space fitted with a range of contemporary wall and base units, ample work surface space, integrated appliances and room for dining furniture. A separate utility room is positioned to the rear with direct access to the rear garden.

To the right of the hallway, the lounge offers a generously sized reception room with a bright dual aspect and French doors opening onto the rear garden allowing natural light to sweep through. The room provides excellent space for seating and entertaining while taking advantage of the surrounding outlook.

On the first floor, the landing gives access to three double bedrooms and the family bathroom. Bedroom one is a spacious principal room positioned to the front and benefits from an en-suite shower room along with elevated views across the surrounding countryside towards Hardy's Monument. Bedroom two also enjoys attractive outlooks, while bedroom three offers flexibility for family living, guests or home working. The family bathroom is fitted with a bath, shower, wash hand basin and WC.

Outside, the south facing rear garden is mainly laid to lawn with a patio seating area and enclosed boundaries, creating an ideal space for outdoor dining and relaxation. An additional front garden further enhances the outdoor space and enjoys uninterrupted countryside views. Further benefits include allocated off-road parking, visitor parking and a garage located to the rear of the property with power connected.

**Lounge 18'4" x 11'4" (5.61 x 3.46)**

**Kitchen/Diner 18'4" x 14'5" > 8'11" (5.6 x 4.4 > 2.72)**

**Bedroom One 14'8" max x 11'4" (4.48 max x 3.47 )**

**Bedroom Two 12'8" > 10'0" x 9'1" (3.87 > 3.05 x 2.79 )**

**Bedroom Three 12'6" > 12'2" x 8'11" (3.82 > 3.72 x 2.72 )**

**Uttilty Room 7'2" x 5'10" (2.2 x 1.8)**

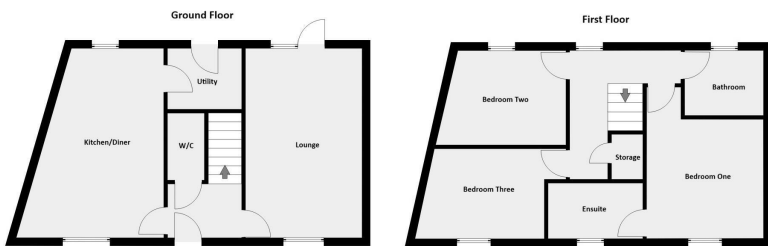
**Bathroom 7'6" x 6'5" (2.29 x 1.96)**

**Ensuite**

**Cloakroom**

**Garage**





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 <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	

