



428 Chickerell Road  
Chickerell Weymouth, DT3 4DG

Asking Price £500,000 Freehold



# 428 Chickerell Road

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A spacious three bedroom detached house on a 0.23 acre plot with a TRIPLE GARAGE and plenty of gated parking plus a potential to convert the loft to enjoy the views to The Fleet (subject to planning permission). The house offers spacious accommodation with a lounge diner opening onto a conservatory, plus there is a kitchen opening in to a Breakfast Room / Utility Room, on the first floor are three bedrooms with the front windows offering views to Chesil Beach and The Fleet, there is also a large bathroom which could potentially be remodelled to offer a fourth bedroom and a smaller bathroom. Located approximately two and a half miles from Weymouth town Centre and Harbour Area, there are good local amenities including primary and secondary schools, convenience store, there is also easy access to coastal footpaths to the Fleet Area.

## Entrance Hall

## WC

WC and wash hand basin

## Lounge Dining Room

28'8" x 11'0" (8.75 x 3.37)

Bay window to front Double doors to

## Conservatory

10'4" x 9'9" (3.16 x 2.98)

French Doors to rear garden

## Kitchen

16'5" x 9'0" (5.02 x 2.75)

Extensively fitted with a galley style kitchen with a range of kitchen units comprising wood fronted worktops under a tiled worktop with sink unit and drawers and cupboards below

## Breakfast / Utility room

9'2" x 9'2" (2.80 x 2.80)

Door to rear garden, wall mounted gas boiler plumbing for washing machine, space for table

## Landing

Access to loft where there is space to convert to provide additional accommodation and further enjoy the views to The Fleet

## Bedroom 1

13'6" x 11'11" (4.12 x 3.65)

Bay Window to front with Views to the Fleet & Chesil Beach

## Bedroom 2

14'9" x 11'5" (4.51 x 3.50)

## Bedroom 3

8'5" x 8'0" (2.57 x 2.46)

Views to the Fleet & Chesil Beach

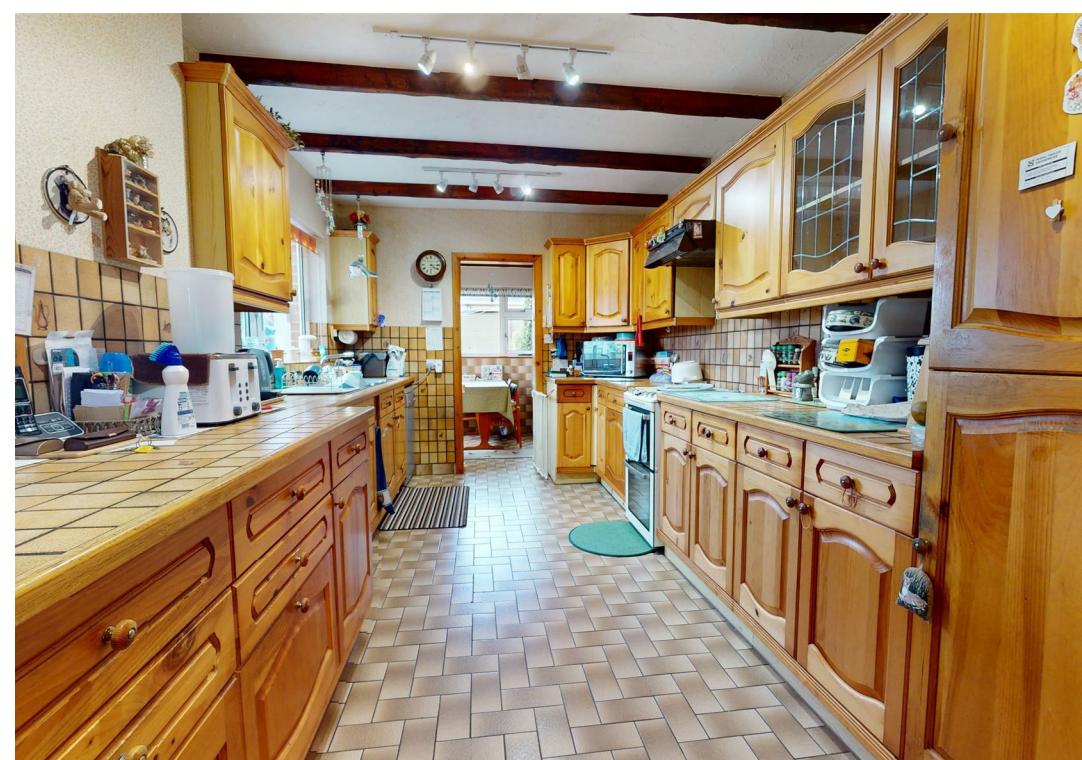
## Bathroom

16'4" x 9'2" (5.00 x 2.81)

Five piece suite with corner bath, shower, wash hand basin, bidet and WC, door to walk in storage cupboard

## Separate WC

With WC & wash hand basin





#### Electric Gates & Driveway

There are remote operated electric gates to the front leading to a driveway to the side of the house and to a courtyard area at the rear Infront of the triple Garage

#### Triple Garage

31'3" x 23'11" (9.54 x 7.30)

With three electric remote operated doors access, strip lighting, staircase to first floor which has sloping ceilings, is 9.54 wide with an apex head height of 1.98 and has two velux windows

#### Gardens

To the front is a garden partly paved with borders, to the side is a large garden area attractively laid to lawn with borders. There is a further garden area to the rear of the house. There is currently a separate access to the Cerne Villa Park, this right of access will be removed prior to the sale being completed and the gates replaced with fencing

#### Council Tax

Band D with Dorset Council

#### Utility Supply's

Mains gas, electricity, water (metered) & drainage connected

#### Construction

A traditionally built house with brick elevations under a pitched roof

#### Flood Risk

Rivers & Sea no risk, surface water low risk

#### Phone and Broadband signal strength and coverage

Mobile phone signals Vodafone is strong, O2, EE & 3 are average

TV, Sky & BT are available Virgin in not available  
Broadband estimated standard 6 mbps superfast 80 mbps ultrafast not available yet

#### Legal Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



## Floor Plan



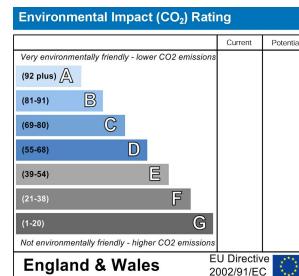
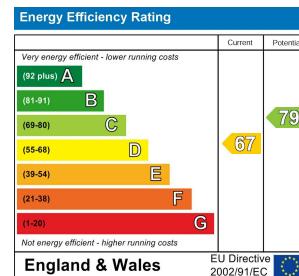
## Viewing

Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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