



9 Lower Way

Chickerell Weymouth, DT3 4AW

**Asking Price £400,000 Freehold**





## 9 Lower Way

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Nestled in the charming residential area of Chickerell, Weymouth, is this delightful and spacious four-bedroom detached family home with driveway and garage. Situated close to local play parks, shops, various amenities and the local primary school, this property is ideally located for families seeking a vibrant community atmosphere. This lovely house offers a large living room/diner as well as a spacious kitchen/breakfast room both with patio doors opening out on the rear garden. The property also boasts a downstairs bathroom and a separate upstairs shower room. Viewings are highly recommended to appreciate all that is on offer.

### Entrance Vestibule

Dual aspect UPVC double glazed windows to the front and side, a large storage cupboard and glazed internal door into the hallway

### Hallway

Stairs rising to the first floor with storage cupboard underneath

### Living Room/Diner

24'0" x 11'1" (7.32 x 3.38)

Front and side aspect UPVC double glazed windows with patio doors to the rear and feature fireplace

### Bathroom

Rear aspect UPVC double glazed window, bath tub with shower wand and mixer tap, hand wash basin and WC

### Kitchen/Breakfast room

24'0" x 9'11" (7.32 x 3.04)

Front and side aspect UPVC double glazed windows with patio doors to the rear, ample worktop space with 1 and 1/4 sink with drainer, wrap around breakfast bar, eye and base level units with fitted electric hob and eye level oven and grill, space and plumbing for domestic appliances with integral dishwasher, space for 6 seater dining table.

### Landing

#### Bedroom 1

10'8" x 13'4" (3.27 x 4.08)

Double bedroom with rear aspect UPVC double glazed window and large fitted wardrobes with sliding doors

#### Bedroom 2

12'11" x 10'9" (3.95 x 3.28)

Double bedroom with front aspect UPVC double glazed window, fitted wardrobe with sliding doors and recessed dressing table and fitted desk

#### Bedroom 3

10'8" x 11'5" (3.27 x 3.48)

Double bedroom with rear aspect UPVC double glazed window, fitted wardrobe with sliding doors, fitted further storage with built in desk

#### Bedroom 4

7'7" x 12'11" (2.32 x 3.95)

Spacious single bedroom with front aspect UPVC double glazed window, fitted bedroom furniture incorporating a dressing table, desk, wardrobe, storage and shelving







### Shower Room

Modern shower suite with walk-in shower with glass screen, fitted hand wash basin, WC and cupboards, towel rail and access to boiler cupboard.

### Garage

20'0" x 8'8" (6.10 x 2.66)

Electric up and over roller door, side door accessed from the rear garden and rear aspect UPVC double glazed window

### Outside

Front - Enclosed by a brick wall with side access to the rear garden, driveway space in front of the garage  
Rear - Patio abutting the rear elevation with access from both the living room/diner and kitchen/breakfast room. Steps down to the remainder of the rear garden which is laid to lawn.

### Council Tax

Band C

### Outside

### Other Information

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard - 4 mbps

Superfast - 80 mbps

Ultrafast - 1800 mbps

Flood Risk

Rivers & Seas - Low

Surface Water - High

Services

The property is supplied with mains gas, electricity and water, and mains drainage.

### 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

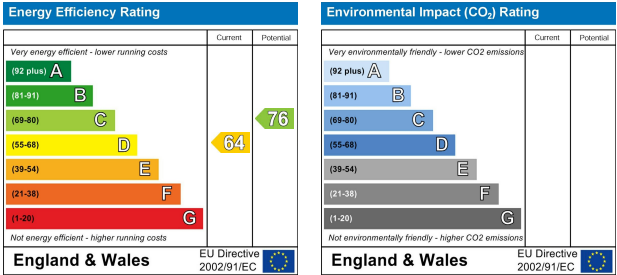
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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