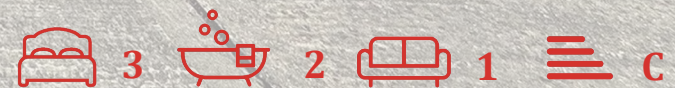




17 Chalbury Close  
Weymouth, DT3 6LE

**Offers Over £550,000 Freehold**



## 17 Chalbury Close Weymouth, DT3 6LE

A very spacious three bedroom chalet- bungalow located in this highly desirable residential position at Preston. The property has been modernised to a very high standard by the current owners offering a stunning modern contemporary and spacious kitchen/ dining room, a separate utility room, living room, bathroom and two double bedrooms on the ground floor, and a large master en-suite to the first floor level. The property has a modern gas central heating system and electrics, a front garden with off road parking, and a lovely landscaped rear garden.

### ENTRANCE HALL

Tiled flooring, panel radiator, door to garden, spotlights and cupboards.

### BEDROOM THREE

16'4" x 7'10" (5m x 2.40m)

Double aspect room, laminate flooring and panel radiator.

### HALLWAY

Flagstone effect tiled flooring, panel radiator and custom built staircase.

### KITCHEN/ DINING ROOM

32'9" x 11'9" (10m x 3.60m)

Double aspect room, sliding patio doors to rear garden, flagstone effect flooring, contemporary range of built in base and wall units with solid oak working surfaces and breakfast bar, Belfast sink with mixer tap, space for range cooker, integral fridge and dish washer, tiled splash backs, spotlighting, two panel radiators.

### UTILITY ROOM

11'9" x 9'10" (3.60m x 3m)

Doors to garden, vaulted ceiling with velux windows, modern range of base and wall units, wood effect roll top working surfaces, stainless steel sink with mixer tap, plumbing for washing machine and dryer, space for two freezers, and flagstone effect tiled flooring.

### LIVING ROOM

15'1" x 11'9" (4.60m x 3.60m)

Double aspect room, panel radiator, flagstone effect tiled flooring, spot lights and a wood burner stove.

### BEDROOM TWO

12'5" x 10'9" (3.80m x 3.30m)

Window to front, panel radiator, spot lights, and door into bathroom.

### BATHROOM

Window to front, fully tiled walls and flooring, walk in glazed shower cubicle, low level WC, wash hand basin, chrome heated towel rail, panel radiator, storage cupboard housing 'Viessman' boiler, spotlights, and 'Jack & Jill' door to bedroom two,

### FIRST FLOOR

Velux window, fitted shelving display unit, and door into:

### MASTER BEDROOM

20'8" x 12'9" (6.30m x 3.90m)

Three velux windows, loft eaves storage space, panel radiator, and feature beams.





### EN-SUITE SHOWER ROOM

Velux window, walk in glazed shower cubicle, panel bath with mixer and hand shower attachment, wash hand basin vanity unit, low level WC, spot lights, wood flooring, panel radiator and extractor fan.

### OUTSIDE

To the front there is off road parking with an additional hard standing area, there is an astro turf garden with mature shrubs and trees, and flower borders, there is side access to the rear garden.

To the rear garden there is a decked patio, astro turf, brick block paving, a further patio seating area, a large storage shed with power and lighting, a pergola seating area, a large log built summer house with power and lighting, flower beds and borders, mature shrubs and trees, outside lighting and water tap, and excellent views towards the hills and towards the White Horse.

### COUNCIL TAX

Band D

### OTHER INFORMATION

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 17 mbps

Superfast 45 mbps

Ultrafast 1800 mbps

Any Flood Risk?

Rivers & Seas Very Low

Surface Water Very Low

Services

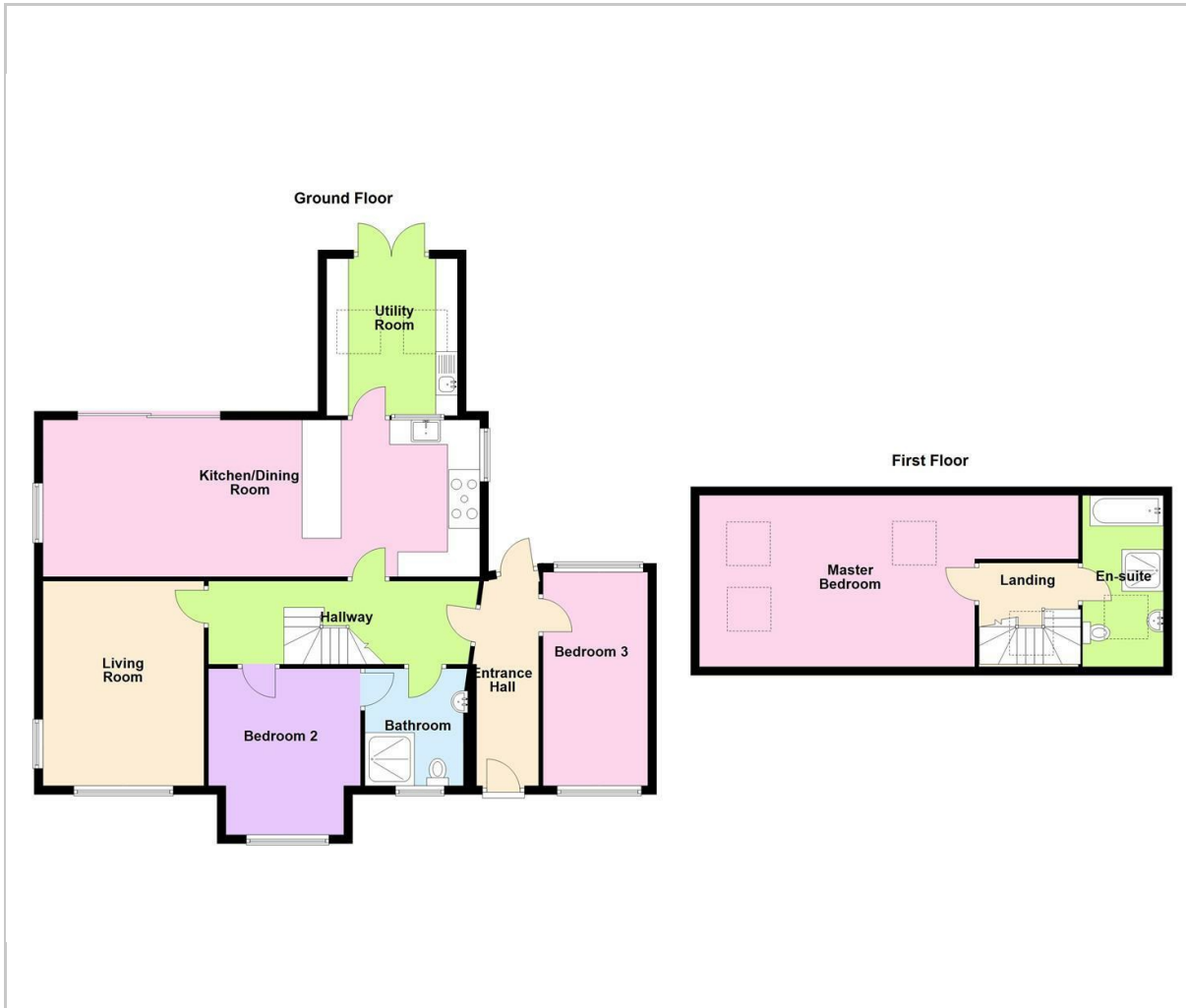
The property is supplied with mains gas, electricity and water, and mains drainage.

### 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



## Floor Plan



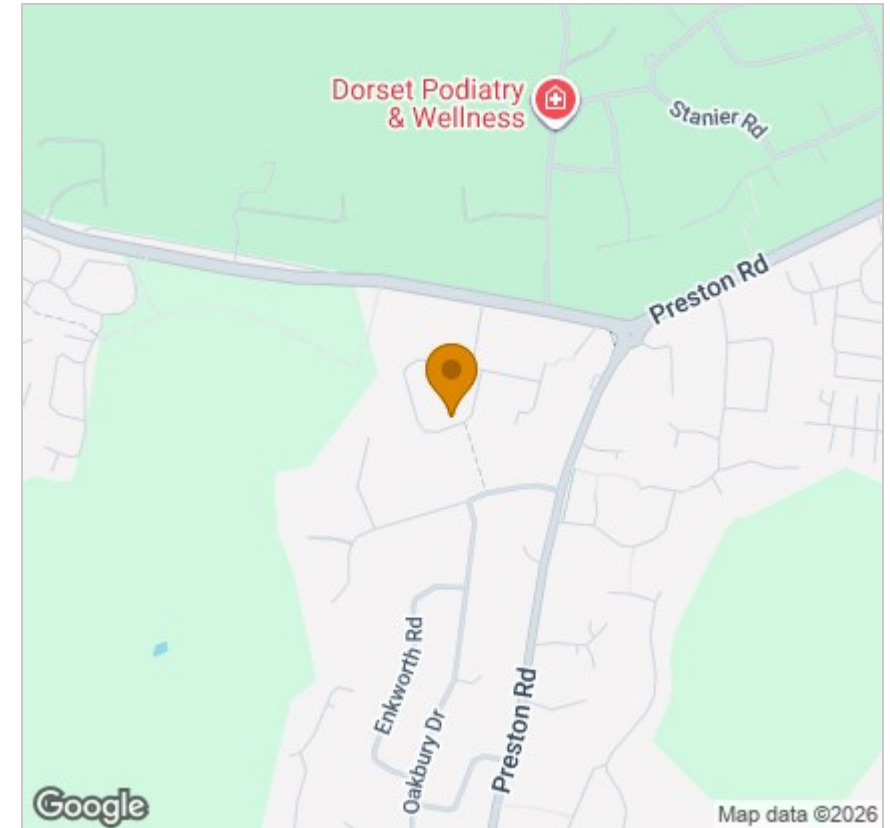
## Viewing

**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

