



Chickerell Road, Weymouth, DT4 0BP
Offers In Excess Of £325,000 Freehold


MARTIN&CO

- BRAND NEW 3 BEDROOM DETACHED HOME
- NO ONWARD CHAIN — READY TO MOVE INTO
- TWO ALLOCATED PARKING SPACES + EV CHARGER
- SOUTHERLY-FACING PRIVATE GARDEN
- AIR-SOURCE HEAT PUMP + UNDERFLOOR HEATING
- 10-YEAR NEW-HOME WARRANTY

There is something particularly special about being the first person to call a house home. Everything is fresh, everything is ready and, rather than thinking about decorating, renovating or replacing somebody else's kitchen or bathroom, you can simply collect the keys, unpack and begin enjoying your new surroundings.

This attractive three-bedroom detached home offers exactly that opportunity, combining the comfort and reassurance of a brand-new property with a location that places the very best of Weymouth within easy reach.

Imagine weekends that begin with a leisurely walk into town for coffee, afternoons spent beside the harbour or enjoying Weymouth's coastline, and evenings returning to your own private garden to make the most of the sunshine. For those travelling further afield, Weymouth railway station is also conveniently accessible, making this a home that works equally well for everyday life, commuting and enjoying everything this popular seaside town has to offer. The property's original particulars also highlight nearby shops, cafés, schools, recreational facilities and open playing fields.

And when you arrive home, you have something



increasingly valuable in Weymouth waiting for you: your own allocated parking. In fact, there is dedicated parking spaces, together with an electric vehicle charging point, so there is no need to spend the end of your journey searching for somewhere to leave the car.

Step inside and the emphasis is firmly on easy, contemporary living.

At the heart of the ground floor is a generous lounge and dining room, creating a sociable space in which everyday family life can unfold. There is room to relax at the end of the day, sit down together for dinner or invite friends over for an evening, while French doors connect the room directly with the garden.

During the warmer months, throw the doors open and allow life to flow outside. The enclosed garden enjoys a southerly aspect, creating a lovely extension of the living space and somewhere to enjoy a morning coffee, an afternoon in the sunshine or a relaxed barbecue with friends and family.

The garden itself has already been thoughtfully landscaped, with a paved area providing space for outdoor seating and entertaining and raised planted sections beyond. It means that, just like the house, the outside space is ready to be enjoyed rather than becoming another project on the moving-in list.

The contemporary fitted kitchen complements the home beautifully. Finished with modern cabinetry and tiled flooring, it has been designed as a practical space for everyday cooking while retaining the clean, understated appearance buyers expect from a new home. The specification includes a Samsung induction hob and oven, integrated Beko dishwasher, tiled splashbacks, built-in USB sockets and underfloor heating.

Underfloor heating continues into the lounge/dining room, helping maintain the uncluttered, contemporary feel of the ground floor, while a useful downstairs cloakroom adds the practicality needed for family life

and visiting guests.

Upstairs, three bedrooms provide flexibility for different stages of life.

For a young family, there is room for children to have bedrooms of their own. For a couple or professional buyer, one of the additional rooms could become the home office that makes working remotely genuinely comfortable, while still retaining a guest room for visiting friends and family. Equally, for somebody looking to downsize without compromising on independence or useful space, there is room for hobbies, grandchildren and overnight guests.

The principal bedroom is particularly well proportioned, with two front-facing windows bringing natural light into the room, while the remaining bedrooms provide useful additional accommodation. Built-in USB sockets are another small but thoughtful modern touch incorporated throughout the bedrooms.



The first floor is completed by a smart contemporary family bathroom, finished with Porcelanosa tiling, Saneux sanitary ware and Hansgrohe fittings, continuing the modern specification found throughout the house.

But the appeal of this home goes beyond how it looks.

It has also been designed with modern, energy-conscious living in mind. An air-source heat pump forms part of the property's eco-conscious credentials, while the electric vehicle charging point makes it well suited to the way many households are choosing to live today. The original particulars also state that the home was built using renewable resources.

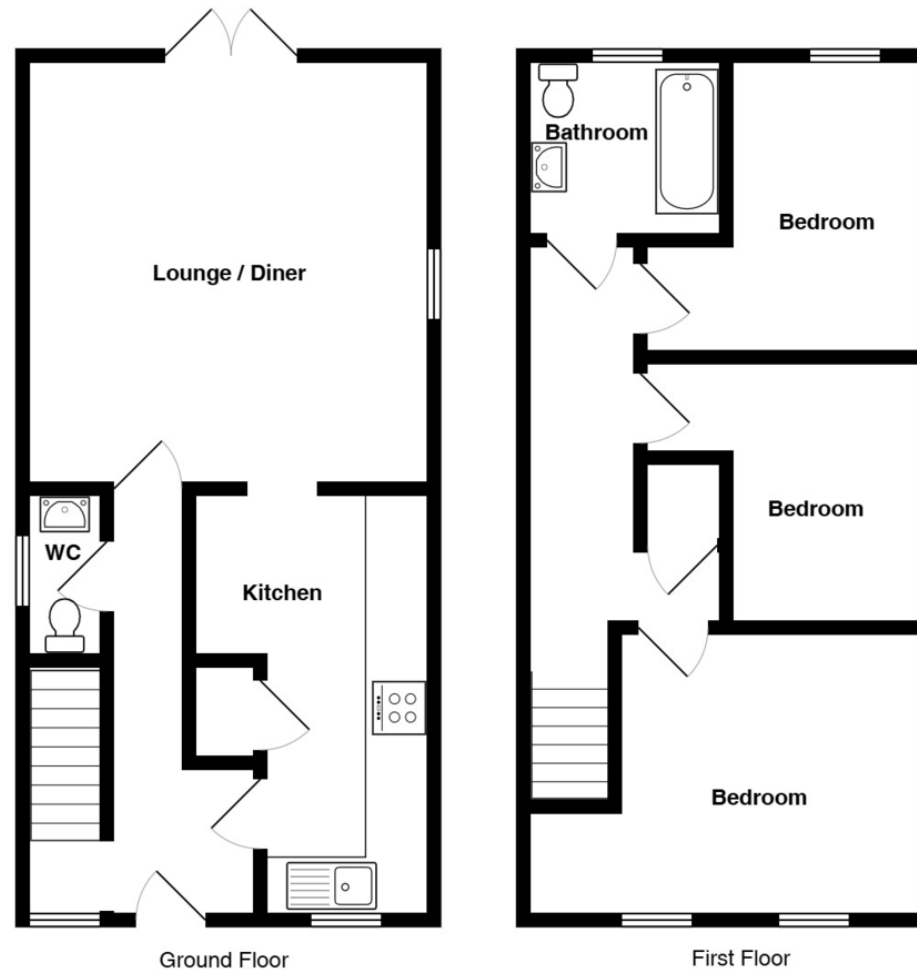
Then there is the peace of mind that comes with buying new.

Instead of wondering when an older kitchen might need replacing, whether a dated bathroom needs modernising or which decorating job should come first, you can move into a home where all of that has already been done. The property also benefits from a 10-year new-home warranty, adding further reassurance for its new owner.

Perhaps most importantly, this is a home that allows you to spend less time thinking about the house and more time enjoying the lifestyle around it.







All measurements are approximate and for display purposes only

Martin & Co Weymouth

2 St Thomas Street • • Weymouth • DT4 8EW
T: 01305775504 • E: weymouth@martinco.com

01305775504

<http://www.martinco.com>



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