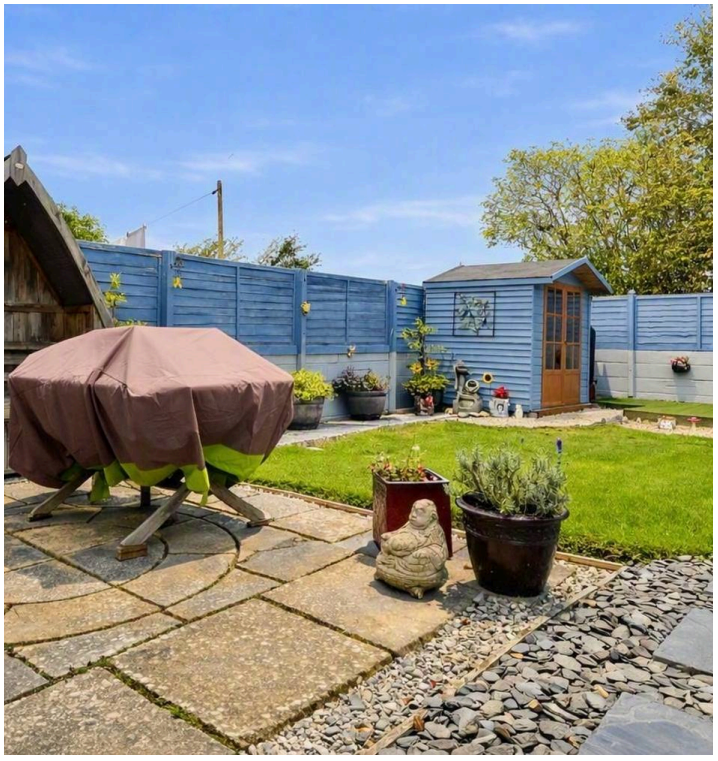


39 Spiller Road, Chickerell - DT3 4AX

In Excess of **£315,000**









39 Spiller Road

Chickerell, Weymouth

Attractive 3-bed semi in Chickerell. Spacious, light-filled living, modern kitchen, garage, driveway, front and rear gardens with patio and decking. Close to schools, shops, and dining.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Three bedroom semi detached family home
- Chickerell location with excellent nearby schools, shops and dining facilities
- Garage and own driveway providing generous parking
- Well presented rear garden with lawn, patio and decking areas
- Spacious dual aspect open plan reception
- Light filled and airy throughout
- Garage featuring power and lighting
- Well maintained throughout with both front and rear gardens
- Shower room with corner shower and a separate W/C
- Primary bedroom with sliding doors into wardrobe space







Porch entrance
4' 3" x 4' 11" (1.30m x 1.50m)
An obscured double glazed Upvc door opens into the porch, with a side aspect window and an obscured glass panel door opening into the inner hallway

Inner hallway
12' 7" x 6' 2" (3.83m x 1.87m)
A well lit internal hallway with a side aspect window, stairs rising to the first floor landing with a door opening into storage beneath, a door opens into the reception room and a door opens into the kitchen.

Kitchen
11' 4" x 8' 8" (3.45m x 2.64m)
A rear aspect kitchen with a large double glazed window providing pleasant outlook onto the garden, a range of eye and base level unit, space for oven with four ring hole and an extractor fan above, space for fridge freezer and white goods, a stainless sink with stainless mixer tap, a door opening into a well sized pan pantry and an obscured side aspect door onto the driveway

Open plan reception room
24' 1" x 11' 1" (7.34m x 3.38m)
A well proportioned dual aspect sitting room/ diner with sliding doors onto the rear garden and a large double glazed window onto the frontage, ceiling coving, feature fireplace with tile and wood surround. The dining area consist of; further ceiling coving, ample space for dining table and sliding doors onto the rear garden.







First floor landing
11' 10" x 8' 10" (3.60m x 2.70m)
A side aspect, light filled landing with a double glazed window, a hatch providing loft access, doors opening into all first floor rooms and a cupboard housing the viessmann boiler.

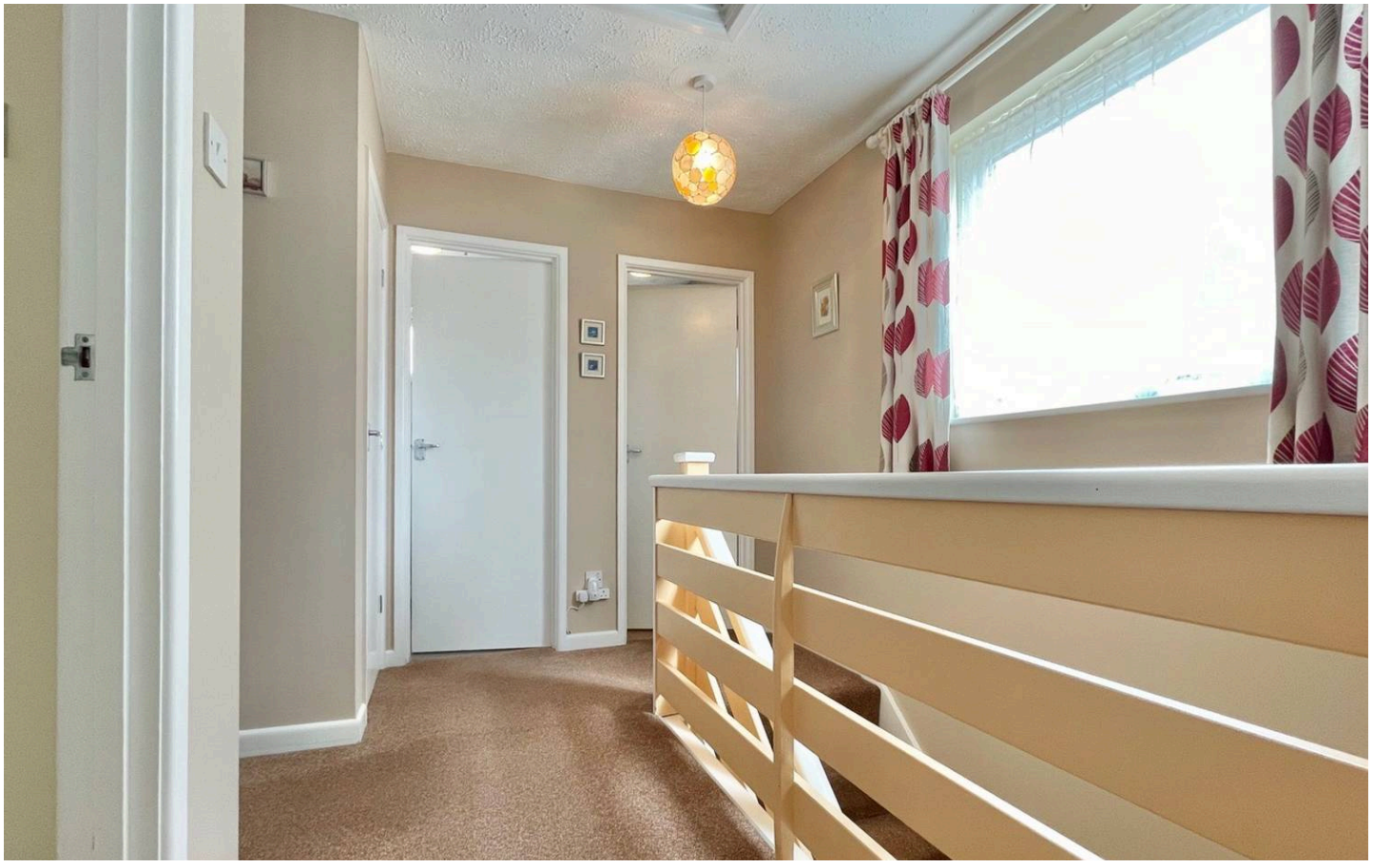
Bedroom one
12' 2" x 8' 2" (3.70m x 2.50m)
A front aspect double bedroom with a large double glazed window, four sliding doors open into wardrobe space.

Bedroom two
11' 6" x 8' 6" (3.50m x 2.60m)
A rear aspect double bedroom with a double glazed window looking onto the rear garden, dado rails and space for freestanding wardrobes.

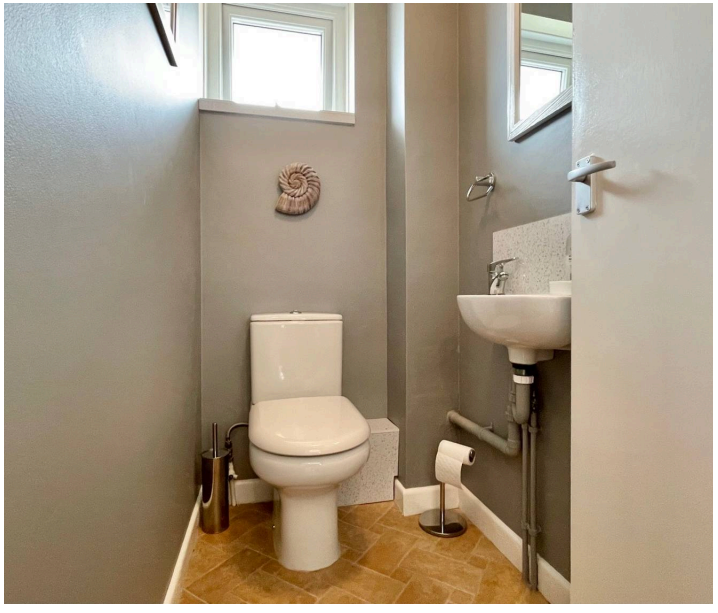
Bedroom three
8' 2" x 6' 11" (2.50m x 2.10m)
A front aspect bedroom with a double glazed window, space for desk/wardrobe.

Shower room
5' 7" x 5' 3" (1.70m x 1.60m)
A rear aspect, partially tiled shower room with a double glazed obscured window, a heated towel rail, a hand wash basin with stainless mixer tap and a corner shower with handheld attachment.

WC
5' 7" x 3' 3" (1.70m x 0.99m)
Situated next door to the shower room this rear aspect room offers a low-level WC, a slimline hand wash basin with stainless mixer tap and an obscured double glazed window.







REAR GARDEN

39’ 9” x 18’ 2” (12.12m x 5.53m)

GARAGE

Single Garage

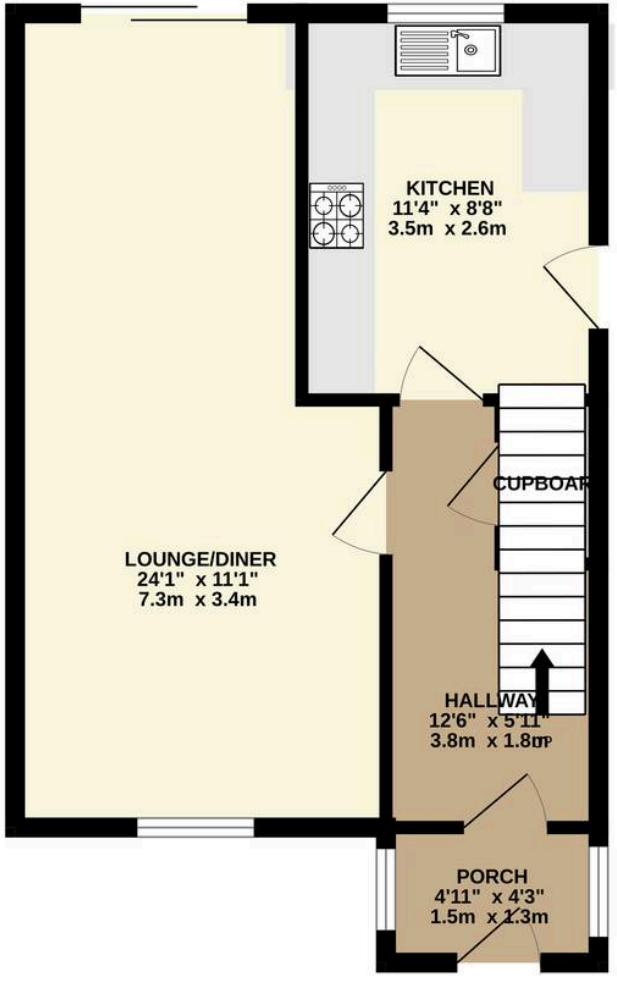
An up and over door provides access into the garage in addition to a side aspect obscured UPVC door, a window to the rear looks onto the garden decking and rear patio, the room enjoys power and lighting. Measurements 5.49x2.59

DRIVEWAY

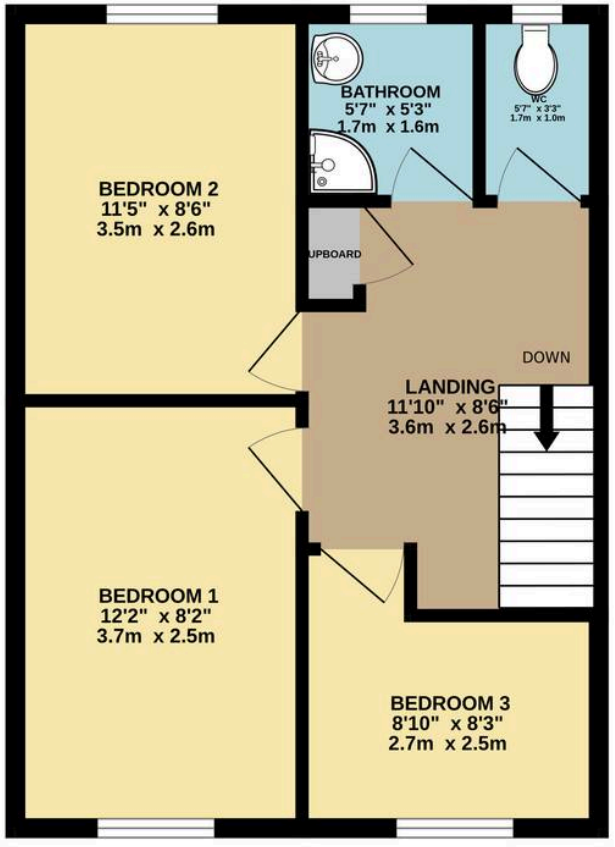
2 Parking Spaces

A concrete laid driveway provides generous parking for multiple vehicles. A wooden gate opens into the garden and an up and over door opens into the garage.

GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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