



## Anvil Close, Chickerell, Weymouth

**Offers Over £400,000** Freehold

EXQUISITELY FINISHED BRAND NEW FOUR BEDROOM DETACHED HOME in Chickerell. This HIGH END home with top range finishings and countryside/ coastal views. It offers; CASHMERE KITCHEN SUITE, utility room, large living area, DOWNSTAIRS WC, master bedroom with ENSUITE, LANDSCAPE GARDEN, GARAGE, OWN DRIVEWAY.

Detached | Ensuite Shower | Fireplace | Four Double Bedrooms. | Garage | Garden | Off Road Parking | LABC New Build |

**01305 778500**

[sales@directmoves.com](mailto:sales@directmoves.com)



**DIRECT • MOVES**  
ESTATE AGENTS

## EXQUISITELY FINISHED NEW BUILD FOUR BEDROOM DETACHED HOME in Chickereell

Unique, brand new family home with 10 year guarantee, and downstairs underfloor heating, has been designed and thought out with every detail in mind for a discerning buyer looking for a quality finish and contemporary living. Anvil Close is a small, exclusive Close, of a handful of quality homes. The close will be tarmaced, with block paving surrounding the property, which leads to own driveway to the left and garage to the right. A fantastic location for family executive living, with highly regarded local schools nearby, plus a selection of local supermarkets and amenities. There are lovely coastal walks, including the fleet, and Chesil beach nearby. Fantastic to explore and appreciate the many sights of Dorset, being just a short drive to both Weymouth, and Portesham and Abbotsbury.

### Front

Front door with double glazed inset frosted glass, leading to;

### Hallway

Power points, doors to kitchen/diner and lounge, stairs to first floor, doors to;

### Downstairs WC

Part tiled suite comprising of low level WC, wash hand basin with mixer tap and inset vanity unit cupboard, towel rail.

### Kitchen /Diner

- 2.74m x 6.1m (- 9' x 20' )

Double aspect room with rear double glazed patio doors overlooking rear landscaped garden and dual glazed windows to either side and front triple aspect windows. Luxury fitted with a range of cashmere base and eye level units, underlighting, 4 ring electric hob, extractor hob, 1 1/2 stainless steel sink unit with mixer tap and drainer, double fitted oven, concealed fridge freezer, breakfast bar and ample space for dining. Door to;

### Utility

- 1.52m x 2.74m (- 5' x 9' )

Rear aspect room with part glazed door to rear garden, room fitted with cashmere base and eye level units, concealed valliant wall mounted boiler, stainless steel sink unit with mixer tap, worksurfaces, space and plumbing for washing machine, space for dryer. Under stairs walk in storage cupboard with electric box and control unit.

### Lounge

- 3.35m x 6.1m (- 11' x 20' )

Light and spacious double aspect room with double glazed window to the front. To the rear of the room double glazed patio doors overlooking landscaped garden and double glazed windows either side. Room offers feature fireplace with gas point, wood mantle surround, spotlighting, double glazed door to rear garden.

### Stairway to 1st Floor

Wooden stairs to first floor, access to loft, airing cupboard housing hot water cylinder with pressurised hot water cylinder.

### Master bedroom

- 3.05m x 3.35m (- 10' x 11' )

Front aspect room with double glazed windows providing distant coastal views. Large double walk in wardrobes, radiator, power points and door to;

### Ensuite Shower Room

Front aspect room with double glazed frosted window. Luxury suite comprising of fully tiled shower unit, low level WC, wash and basin with mixer tap and vanity unit beneath, towel rail and deep storage cupboard.

### Bedroom 2

- 3.35m x 3.35m (- 11' x 11' )



Front aspect room with double glazed window providing distant sea views, radiator and power points.

### Bedroom 3

- 3.05m x 2.13m (- 10' x 7' )

Rear aspect room with double glazed window, radiator and power points.

### Bedroom 4

- 3.05m x 2.44m (- 10' x 8' )

Rear aspect room with double glazed window and radiator.

### Bathroom

Luxury bathroom suite with mainly tiled walls. Suite comprising of panel enclosed bath with mixer tap and wall mounted shower unit with rain shower. Low level WC and wash hand basin with inset cupboard, radiator and rear aspect double glazed frosted window.

### Front of Property

To the front of the property there is a block paved disability access and steps to front door.

### Own Driveway

Own drive way which will be block paved and direct access to rear garden.

### Garage

Link detached garage with power and lighting, up and over door and providing direct access into rear garden.

### Rear Garden

Mainly paved and raised lawn.

### Outside

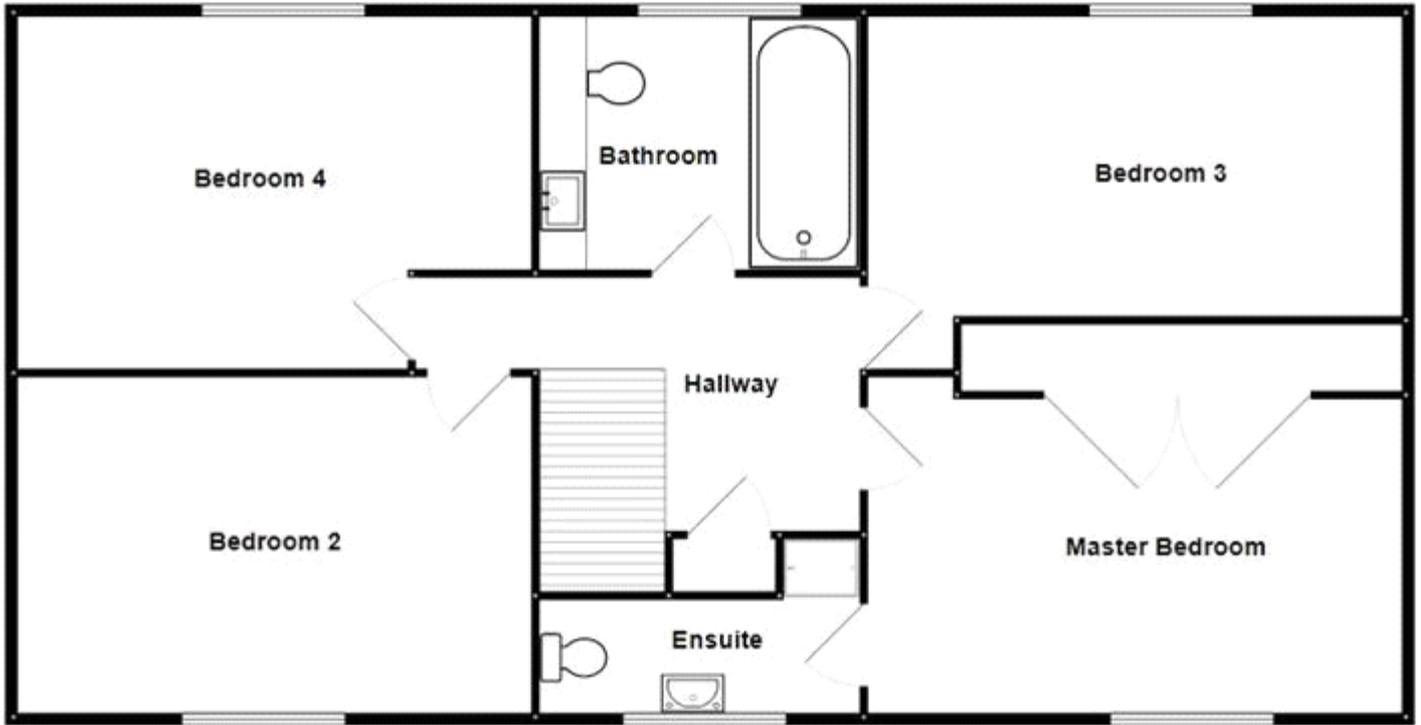
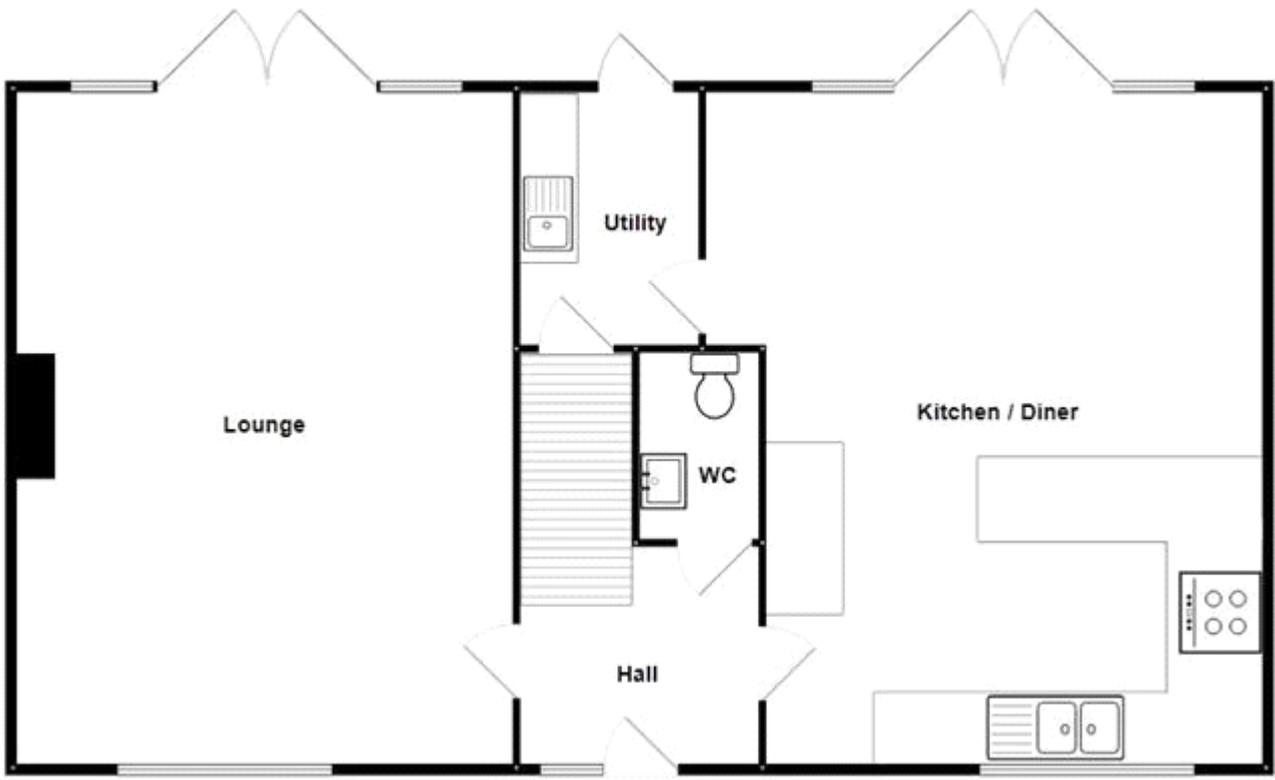
Parking with joint right of way.

### N.B

There is underfloor heating throughout the downstairs of the property.

LABC 10 year guarantee





Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.