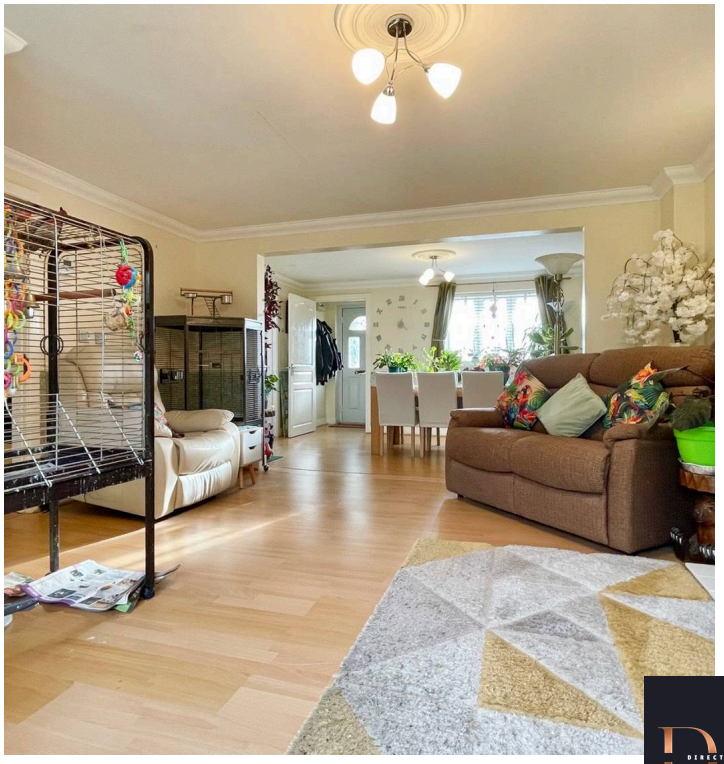


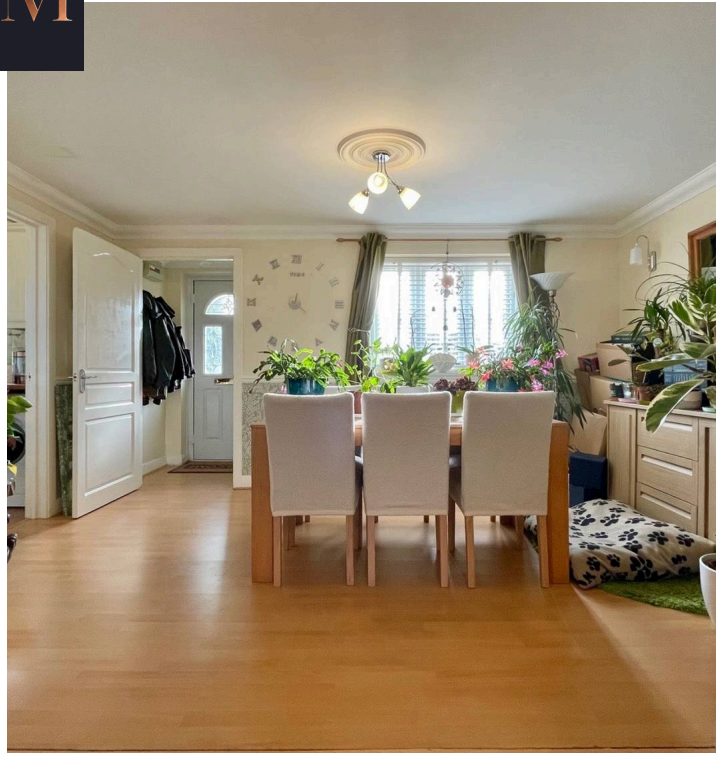
3 Lugger Close, Chickerell - DT3 4PJ

In Excess of **£295,000**









3 Lugger Close

Chickerell, Weymouth

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Incredibly spacious three double bedroom semi detached home
- Enviable proximity to local Chickerell amenities including shops, dining facilities, public houses and country/ coastal walks
- Expansive dual aspect open plan reception flooded with natural light
- Off road parking available in addition to generously proportioned garage
- Primary bedroom en-suite and fitted wardrobe space
- Fully brick wall and fence enclosed rear garden with gated side and rear access
- Exceptional location for school catchment, ideal for families
- Spacious and well presented throughout with attractive coving, chimney breasts and muntin windows
- Downstairs WC, Family Bathroom and En-Suite!
- Low maintenance rear garden with access from the living room, lean to and the rear hallway.







Porch
An obscured Upvc door opens into the porch which leads into the open plan dining area via a wooden door.

Dining Room
14' 3" x 9' 3" (4.34m x 2.82m)
An exceptionally light and airy front aspect open plan dining room with a double glazed window, attractive ceiling coving and an opening providing seamless flow between the living room and dining room.

Living Room
15' 3" x 14' 2" (4.66m x 4.32m)
A spacious living room with double glazed sliding doors into the lean to, a door into the rear hallway and seamless flow between both reception spaces.

Lean To
10' 0" x 6' 7" (3.05m x 2.00m)
A triple aspect greenhouse lean to with direct access onto the garden.

Rear Hallway
6' 8" x 6' 4" (2.03m x 1.94m)
A well lit hallway with stairs rising to the first floor landing, doors open into the kitchen, living room and downstairs wc as well as a double glazed upvc door onto the rear garden.

Kitchen
12' 10" x 9' 9" (3.91m x 2.98m)
A front aspect kitchen with a range of eye and base level units comprising; a four ring gas hob, eye level oven and microwave, an extractor fan, the combination boiler mounted on wall and a stainless sink with matching stainless mixer tap. A door opens into a pantry cupboard while a green to the front of the property offers pleasant uninterrupted outlook.







Downstairs WC
5' 10" x 3' 7" (1.78m x 1.08m)
A rear aspect wc with a hand wash basin with stainless mixer tap, an obscured double glazed window and a low level wc.

First Floor Landing
A light and airy landing with doors opening into all primary rooms, a rear aspect double glazed window and stairs down into the rear hallway.

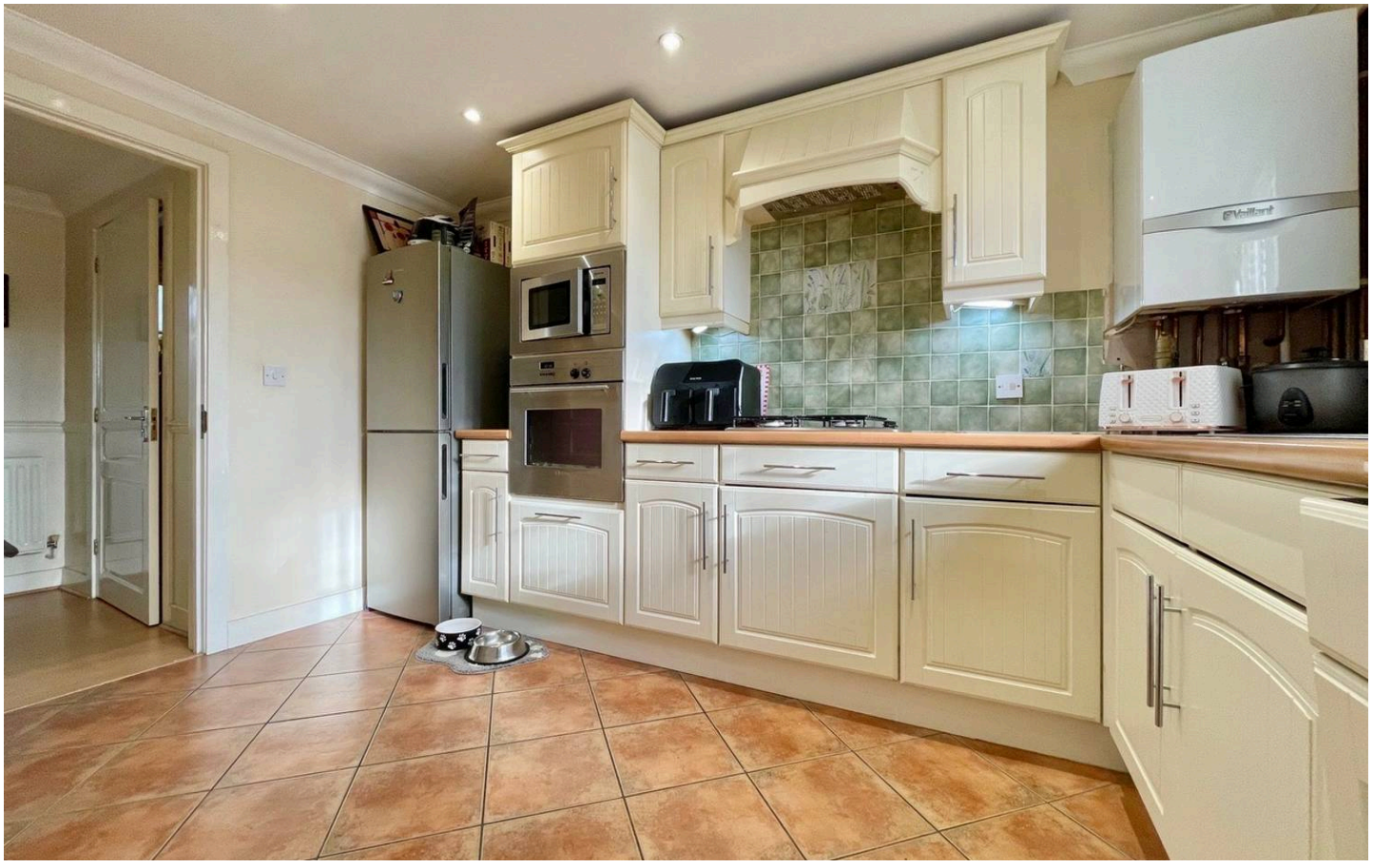
Bedroom One
11' 10" x 10' 2" (3.60m x 3.11m)
A rear aspect primary bedroom with a door into the en-suite and pleasant outlook over the rear garden.

En-Suite
7' 7" x 3' 2" (2.30m x 0.97m)
An internal en-suite shower room with a low level wc, a hand wash basin and a wall to wall shower with bifold door.

Bedroom Two
10' 2" x 9' 3" (3.10m x 2.82m)
A front aspect double bedroom with a door opening into wardrobe space and a double glazed window to the front.

Bedroom Three
12' 4" x 7' 5" (3.76m x 2.25m)
A front aspect double bedroom with a double glazed window, a door opening into wardrobe space and ample room for further furniture.

Bathroom
7' 4" x 5' 9" (2.23m x 1.76m)
A rear aspect fully tiled bathroom with a low level wc, a wall to wall bath tub with a handheld shower attachment, a hand wash basin, wall and ceiling lighting as well as an obscured double glazed window.







REAR GARDEN

A low maintenance turf laid garden enclosed with both brick built walls and fencing. A gate opens onto the parking area and the garage at the rear while doors open into the living room, hallway and the lean to green house.

DRIVEWAY

1 Parking Space

A brick paved driveway sits in front of the garage.

GARAGE

Single Garage

An up and over door provides access into the well sized, single garage with a pitched roof.

GROUND FLOOR





1ST FLOOR



DT34PJ

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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Measurements & Floorplans All measurements and room dimensions are approximate and quoted for guidance only. Floorplans are provided for illustrative purposes only; they are not to scale and must not be relied upon as precise representations of layout or size. Fixtures & Appliances No appliances, central heating systems, services, or specific fittings referred to within these particulars have been tested by the agent. Intending purchasers are strongly