



22 Orchard Way
Weymouth, DT4 0FH

£425,000 Freehold

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A Four bedroom detached home situated on Orchard Way with a South Facing rear garden and a carport alongside located on Curtis Fields a sought after residential area situated just over a mile from Weymouth Town Centre Harbourside and Esplanade. Internally there is an ample lounge with French doors onto the rear patio and a contemporary kitchen diner with modern fitted kitchen supplied by Kitchen Craft with built in appliances including double oven, touch control electric induction hob, integrated dish washer and fridge freezer. on the first floor is a four bedrooms with an en suite to the bedroom 1 and built in wardrobes in three of the bedrooms plus a family bathroom. Other features include ground floor wc , gas central heating, upvc double glazed windows, and carpets & LVT flooring.

Entrance Hall

Cloakroom

White suite comprising WC concealed cistern, wash hand basin

Lounge

18'4" x 13'1" (5.60 x 4.00)

French doors onto patio and south facing rear garden

Kitchen Area

18'3" x 9'10" (5.57 x 3.00)

Contemporary fitted kitchen with matt white frontd cupboards and drawers under a grey worktop and wall mounted cupboards above, appliances include double oven, touch control induction hob, cooker hood, integrated fridge freezer, and dish washer and space for a washing machine.

Dining Area

11'9" x 8'10" (3.60 x 2.70)

Bedroom 1

13'4" x 9'0" (4.08 x 2.76)

En Suite Shower Room

Tiled shower, wash hand basin set into cabinet and wc with concealed cistern

Bedroom 2

11'9" x 10'0" (3.60 x 3.05)

Built In Wardrobe

Bedroom 3

11'9" x 8'2" (3.60 x 2.50)

Built In Wardrobe

Bedroom 4

9'3" x 9'1" (2.83 x 2.77)

Built In Wardrobe

Family Bathroom

7'2" x 6'4" (2.20 x 1.95)

Three piece white suite with panel bath with shower and screen above, wash hand basin set into cabinet and wc with concealed cistern complimentary tiling

Garden

Small garden to the front, side pedestrian access to South Facing Rear partly laid to Patio with the remainder to lawn, outside lighting power points and water tap





Parking & Carport

There is a drive to the side providing off road parking and leading to a timber carport

Service Charge

There is a management company that manages the communal areas of Curtis Fields, current service charge is £295 per annum

Building Construction

The property is traditionally built with cavity walls, external elevation is brick under a slate effect roof

Flood Risk

The flood risk is assed at very low for sea rivers and surface water flooding

Mobile phone and Internet Signals

Mobil phone signal strength, O2 3/3 EE 2/3, Three 3/3, Vodafone 3/3

Internet Standard 7 mbps, Superfast 60 mbps, Ultrafast 1000 mbps

Satellite & Cable TV Availability, BT yes, Sky yes, Virgin No

Utility Supplies

Mains gas, electricity, water and drainage connected, Water supply is metered

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 firms 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

