



64 Markham Avenue  
Weymouth, DT4 0QL

**£575,000 Freehold**

## SOUTH EAST ELEVATION



# 64 Markham Avenue

## Weymouth, DT4 0QL

MARKHAM FIELDS Plot 421. A Four bedroom detached Cherry house type with DOUBLE GARAGE, Internally the property offers spacious four double bedroom accommodation with en suite and dressing room off bedroom , a lounge plus 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 frost free fridge freezer both with French Doors opening on to porcelain tiled rear patio and rear garden. on the first floor are the four double bedrooms plus a family bathroom. All properties come with a 10 year NHBC warranty, gas central heating, upvc double glazed windows, and LVT flooring to the ground floor supplied by Top Mark in Weymouth. Plot 421 is scheduled for completion Early Autumn 2024. N.B. There is a site service charge of £295 per annum. PLEASE NOTE PHOTOS SHOWN MAYBE OF SIMILAR PROPERTIES and properties will vary, please refer to the plans or check queries with the selling agent.

### Entrance Hall

Under stairs storage cupboard

### Cloakroom

6'6" x 3'3" (2.00 x 1.0)

Wash hand basin set in to cabinet, WC with concealed cistern

### Lounge

19'8" x 11'5" (6.00 x 3.50)

French doors leading to porcelain patio and West facing rear garden,

Bay Window to front

### Study

12'9" x 8'2" (3.90 x 2.50)

Bay Window to front

### Kitchen Area

12'9" x 12'5" (3.90 x 3.80)

Kitchen supplied can fitted by Kitchen Craft (choices available if reserved early)

Contemporary range of kitchen units with appliances including touch control induction hob, cooker hood, eye level double oven, integrated fridge freezer and dish washer

### Dining Area

13'5" x 11'1" (4.10 x 3.40)

French doors leading to porcelain patio and West facing rear garden

### Utility Room

12'9" x 5'10" (3.90 x 1.80)

Sink with cupboard below and space for appliances, door to rear garden

### Landing

Airing cupboard

### Bedroom 1

12'9" x 12'1" (3.90 x 3.70)

### En Suite Shower Room

7'10" x 4'11" (2.40 x 1.50)

White suite with tiled shower, wash hand basin set in to cabinet, wc with concealed cistern, towel radiator

### Walk In Wardrobe

4'11" x 4'11" (1.5 x 1.5)

### Bedroom 2

11'5" x 9'6" (3.50 x 2.90)

### Bedroom 3

12'9" x 9'6" (3.90 x 2.90)

### Bedroom 4

12'9" x 9'6" (3.90 x 2.90)

**Family Bathroom**

11'1" x 7'10" (3.40 x 2.40)

White suite with panel bath with shower and screen above, wash hand basin set in to cabinet, wc with concealed cistern, towel radiator

**Outside**

Small garden to the front and access to the side to west Facing rear garden with Full Width of House PORCELAIN Patio with outside lighting and power points and water tap, the remainder to turf with fenced boundary

**Garage & Parking**

Driveway to the side offering parking for 2 cars and leading to a double garage with up and over door with electric remote operation

**Construction**

The property is traditionally built with cavity walls with Brick elevation under a pitched roof.

The properties are built to comply with modern building regulations with mobility access

**Service Charge**

Curtis Fields Management Company is set up to maintain the communal areas of the site with a service charge of £295 per plot per annum

**Covenants**

A list of the Curtis Fields Covenants is available on request

**Utility Supplies**

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

**Phone and Broadband signal strength and coverage**

Mobile phone signals are strong, Internet and broadband not yet connected so not yet assessed

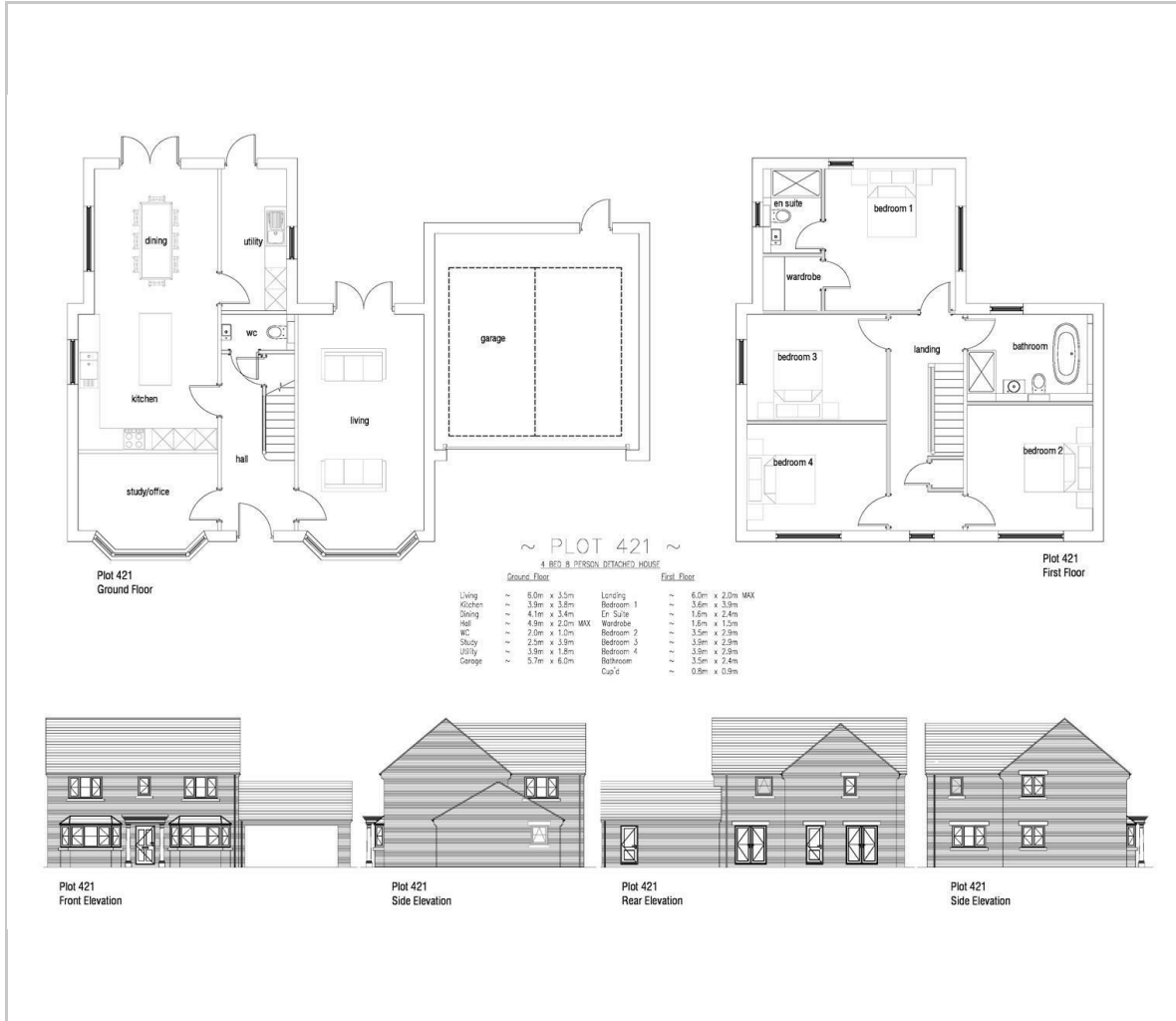
**Flood Risk**

Very Low Risk Low of flooding from rivers, sea or surface water

**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

