



Orchard Way | Curtis Fields | Weymouth | DT4 0FH

Offers Over £300,000

BEAUMONT  JONES

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Built in 2019 we are delighted to offer a well-positioned and well-presented three double bedroom detached Coach House within the popular development of Curtis Fields. Offering a beautiful outlook this spacious property offers a carport plus additional parking, generous sized utility room/office, enclosed side garden, front garden, spacious open-plan living area with a modern fitted kitchen, modern bathroom and three double bedrooms. Viewing is a must to be fully appreciated.

- Three Double Bedroom Detached Coach House
- Well-Positioned with a Beautiful Outlook
- Well-Presented Throughout
- Spacious Open-Plan Living Area
- Car Port Plus Additional Parking
- Built in 2019
- Enclosed Side Garden & Front Garden
- Located within The Popular Curtis Fields Development

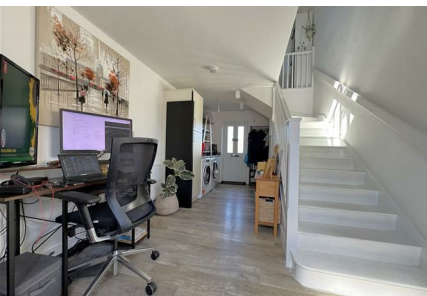
Full Description

Entrance into this beautiful home can be found from three ways, from the front accessed via a pedestrian footpath, from the rear via vehicular access or through the side gate into the garden with a side aspect double glazed door. All entrances lead into a spacious utility room with stairs rising to the first floor, kitchen units, space and plumbing for a washing machine and tumble dryer, wall mounted gas combi boiler, open under stairs storage, space for an office area and LVT flooring.

The first floor opens into a spacious open-plan living area



This spacious detached coachhouse is well-positioned with a beautiful outlook located within the popular development in Curtis Fields



with a modern fitted kitchen comprising eye and base level units with work surfaces over, integrated fridge/freezer, integral double oven with inset four ring electric hob and extractor hood over. There is plenty of space for furniture, dining table and chairs, dual aspect skylights, rear aspect double glazed window and LVT floor. A door off the open-plan living area leads through to the hall with loft access via a hatch (partially boarded) and doors lead through to three double bedroom and the modern bathroom. The master bedroom is a generous sized double offering a front aspect double glazed window overlooking a SUDS pond and far reaching views over Weymouth. Bedroom two is a further double with a rear aspect double glazed window. Bedroom three is also a double offering a front aspect double glazed window overlooking the SUDS pond and far reaching views over Weymouth. The modern bathroom comprises a suite including an L-Shaped panel enclosed bath with a wall mounted mixer shower system over and screen attached, vanity wash hand basin, low level WC, LVT flooring and a rear aspect skylight .

Outside has an enclosed side garden offering a great sun trap, laid to patio and gravel for low maintenance and planted borders. A side gate leads onto the parking bay and car port. The front garden is lain to lawn with planted borders and overlooks the SUDS pond. The car port is a generous size and perfect for parking a car, the current owner has separated the area into fitted racking for storage and can be left subject to price. There are visitor parking space available.

Located in the modern and desirable new development of Curtis Fields, a short drive from the Old Harbour, main beach and Weymouth town centre. Also conveniently located nearby are grocery shops and other local amenities. There are also a range of primary and secondary schools within



walking distance.

Agents Note: The vendor informs us that there is a community maintenance charge of £238.00 per annum.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band B. Services: - Mains gas, electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

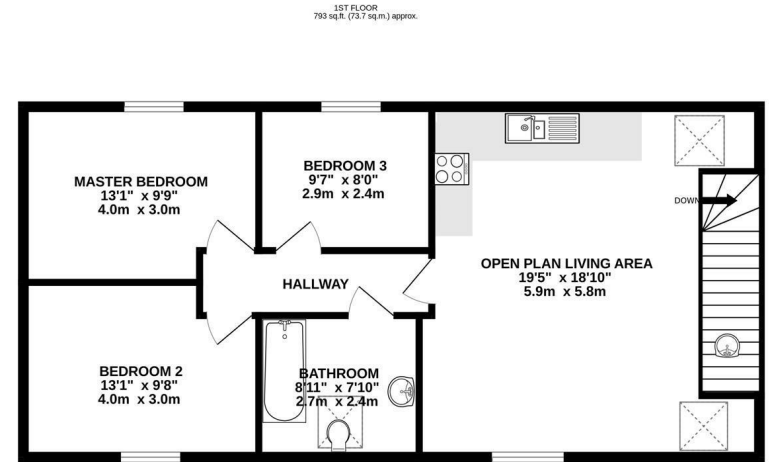
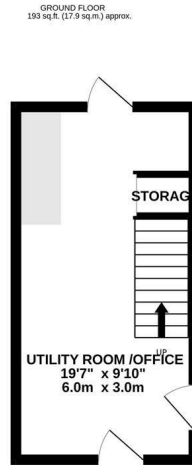


Built in 2019 with 5 years NHBC remaining, this well-presented home must be viewed to be appreciated.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 986 sq.ft. (91.6 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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We value more than your property

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