

DIRECT



MOVES



Orchard Way , Weymouth DT4 0FH

- Immaculately presented
 - Off road parking
- Excellent school catchment area
 - Range of premium upgrades
- Comes with the assurance of NHBC warranty
- Three bedroom
- Located on the popular Curtis Fields development
- High specification finish
- Built in 2022

£425,000 Freehold





Property summary

Situated on the popular Curtis Fields development, this charming property has been finished to a high specification throughout, featuring a range of premium upgrades thoughtfully selected by the current owner from new. This property benefits from an excellent school catchment, making it an ideal choice for families.

Upon entering the home, you are welcomed by a spacious and airy hallway that sets the tone for the rest of the property. To your left, you will find an immaculately presented kitchen/diner, perfect for family meals and entertaining guests. The large triple aspect living room provides a bright and inviting space to relax and unwind, filled with natural light throughout the day.

Built in 2022, this home comes with the assurance of NHBC warranty. The master bedroom is a true highlight, featuring an en-suite shower room for added convenience, as well as a generous walk-in wardrobe that caters to all your storage needs.

The exterior of the property is equally impressive, boasting a charming rear garden that includes both lawn and patio areas, ideal for outdoor gatherings or simply enjoying the fresh air. Additionally, the property benefits from off-road parking, providing both security and ease of access.

This property is a wonderful opportunity for those seeking a modern home in a sought-after location. With its excellent amenities at walking distance and family-friendly environment, it is sure to attract interest from a variety of buyers. Don't miss your chance to make this delightful house your new home.

Entrance

Accessed via a front aspect door leading into the hallway.

Hallway

Stairs rising to the first floor. Doors leading to the cloakroom, kitchen/diner, and lounge.

Cloakroom

5'6" x 3'3"

Fitted with a low-level WC and a wash hand basin with splashback tiling. Features include a wall-mounted radiator, spotlights, extractor fan, and tiled flooring.

Living room

19'8" x 11'5"

A bright and spacious triple-aspect room with double-glazed windows and French doors opening onto the rear garden. Flooded with natural light, the lounge includes a TV point, two wall-mounted radiators, and spotlights.

Kitchen/Diner

19'8" x 11'1"

A stylish dual-aspect space with double-glazed windows. Fitted with a range of eye-level and base units, including personalised corner units. Features include an induction hob with extractor fan, integrated fridge/freezer, integrated dishwasher, and a one and a half bowl sink with mixer tap. Tiled flooring throughout, with generous space for a dining table. Lighting includes hanging ceiling lights, spotlights, and a wall-mounted radiator. Door leading to utility room.

Utility room

Matching eye-level and base units with space for white goods. Under-stairs storage cupboard and an additional cupboard housing the Alpha combination boiler. Cloud-effect flooring and a double-glazed door providing access to the rear garden.

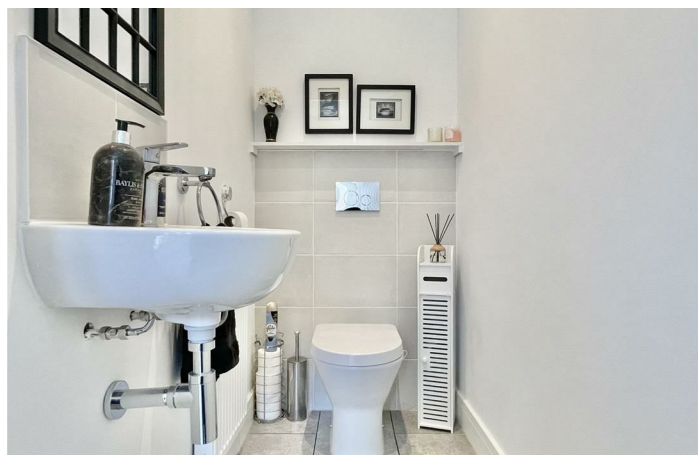
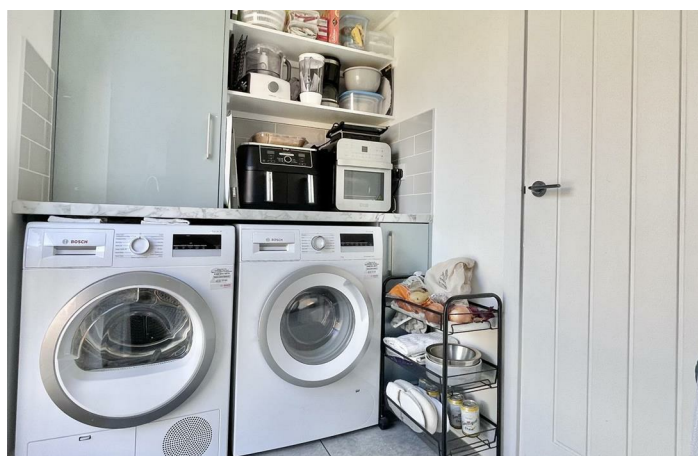
First floor landing

Stairs rising from the hallway, with an obscured rear-aspect double-glazed window. Wall-mounted radiator, power points, loft hatch, and doors leading to all bedrooms and the family bathroom.

Bedroom one

11'5" x 11'5"

A spacious rear-aspect room with a double-glazed window overlooking the garden. Includes ceiling lights, power points, wall-mounted radiator, and TV point. Door leading to a walk-in wardrobe and ensuite.



Walk in wardrobe

7'6" x 5'10"

Front aspect with a double-glazed window. Multiple hanging rails, spotlights, and a wall-mounted radiator.

Ensuite shower room

7'6" x 4'3"

Modern and mostly tiled throughout. Comprising a large shower cubicle with rainfall shower, low-level WC, vanity unit with wash hand basin, heated towel rail, spotlights, and extractor fan.

Bedroom two

11'5" x 10'2"

Front aspect with a double-glazed window. Includes a wall-mounted radiator, ceiling and hanging light, and power points.

Bedroom three

11'5" x 9'2"

Rear aspect with a double-glazed window overlooking the garden. Features a hanging ceiling light, power points, and wall-mounted radiator.

Family bathroom

7'6" x 6'6"

Front aspect with an obscured double-glazed window. Partially tiled and fitted with a panel-enclosed bath with shower over and glass screen, low-level WC, vanity wash hand basin, spotlights, and heated towel rail. Modern finish throughout.

Rear garden

Mostly enclosed by walls and fencing. Featuring a lawn area, patio, and side gated access leading to the driveway and currently with shed.

Driveway

A paved driveway located to the side of the property, providing generous off-road parking for two vehicles.

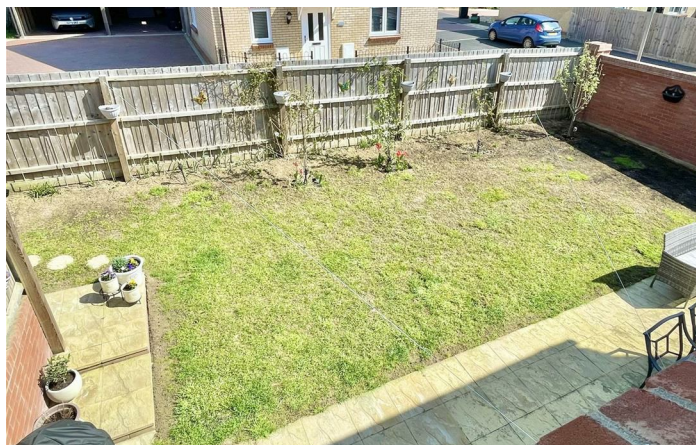
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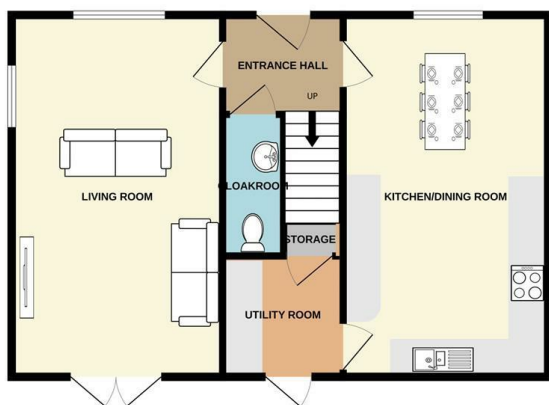




Local Authority
Council Tax Band D
EPC Rating B



GROUND FLOOR



1ST FLOOR



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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