



Old Farm Lane | Curtis Fields | Weymouth | DT4 0FQ

Offers Over £350,000

BEAUMONT  JONES

Old Farm Lane | Curtis Fields Weymouth | DT4 0FQ Offers Over £350,000

We are delighted to offer a well presented three double bedroom semi-detached house situated within the popular residential location of Curtis Fields. The property boasts a bright and airy lounge/diner with dual aspect windows, spacious fitted kitchen, downstairs cloakroom, three double bedrooms, walk in wardrobe to master, great size family bathroom, stunning landscaped rear garden and driveway providing off road parking for two vehicles. This would make an excellent first time purchase, upsize or downsize.

- Three Double Bedroom Semi-Detached Home
- Block Paved Driveway for Two Vehicles With An EV Charging Pod
- 8 Years Remaining On The NHBC
- Overlooking Greenspace
- Immaculate and Modern Throughout
- Beautifully Landscaped Private Rear Garden
- Well Positioned within The Highly Popular Location of Curtis Fields
- Spacious Lounge/Diner

Full Description

Access to the main front door is via a pedestrian footpath over looking greenery. Entrance into the property is via a front aspect double glazed composite door leading into a generous sized hallway with stairs rising to the first floor, wall mounted radiator and doors lead through to the lounge/diner, kitchen and cloakroom. The cloakroom offers a front aspect double glazed window, concealed WC, vanity wash hand basin, extractor fan and a wall mounted radiator. The lounge/diner is a generous size offering dual aspect double glazed windows, two wall mounted radiators and plenty of space for furniture. The kitchen has a range of eye



This spacious three bedroom semi detached property would make the perfect family home.



and base level units with work surfaces over, integral double oven with inset four ring gas hob and extractor hood over, integrated dishwasher, fridge freezer, washing machine, built in understairs cupboard, wall mounted radiator, side aspect double glazed window and a side aspect double glazed door leading out onto the garden.

The first floor offers a landing area with loft access via a hatch and doors lead through to three double bedrooms and modern bathroom. Bedroom one is a generous sized double with dual aspect double glazed windows overlooking greenery and a wall mounted radiator. Bedroom two is a further generous sized double offering a front aspect double glazed window overlooking greenery, built-in wardrobe/airing cupboard and a wall mounted radiator. The third bedroom is a further double bedroom with a side aspect double glazed window and a wall mounted radiator. The bathroom offers a contemporary suite including a panel enclosed bath with a wall mounted mixer shower system over, concealed WC, vanity wash hand basin, wall mounted towel rail heater, side aspect double glazed window and an extractor fan.

The beautifully landscaped rear garden features a generous paved patio area, ideal for outdoor dining and entertaining, leading onto a neatly maintained central lawn. Attractive raised timber planters border the garden, filled with a variety of established shrubs and colourful planting, creating a lovely sense of greenery and privacy. A striking timber pergola provides an attractive focal point, with a further paved seating area beneath. Enclosed by timber fencing, this thoughtfully designed outdoor space offers a wonderful setting for relaxing and enjoying the garden throughout the warmer months.

The front of the property offers a pathway providing access to the property, bordered by neatly maintained hedging and established greenery. The frontage offers a well-presented



approach, with a paved pathway leading to the front door and a timber side gate providing access to the enclosed side area. The surrounding open green space and neighbouring properties create a pleasant residential setting. There is a block paved driveway to the side of the property providing off road parking for two vehicles with a wall mounted EV charging pod.

Located on the outskirts of a modern and desirable new development in 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 there is a yearly community maintenance charge of £330.00 (2026)

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band C. 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.



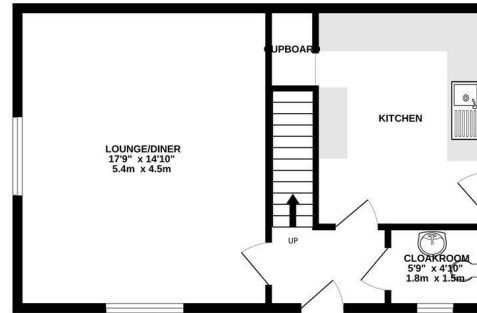
Built in 2024 with 8 years remining on the NHBC warranty.



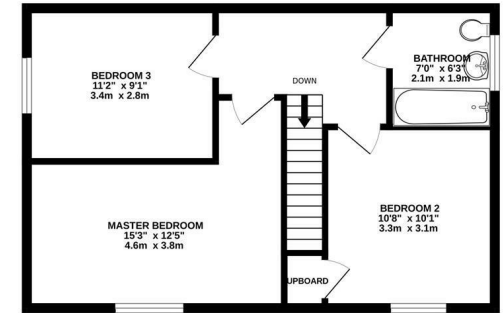


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
490 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR
490 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA: 981 sq.ft. (91.1 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.
Made with Metropix ©2026

We value more than your property

33 St Thomas Street
Weymouth
Dorset
DT4 8EJ
01305 787434
sales@beaumontjones.co.uk
www.beaumontjones.co.uk