



Plot 318 Curtis Fields 99 Curtis Way  
Weymouth, DT4 0TS

**£390,000 Freehold**



# Plot 318 Curtis Fields 99

Weymouth, DT4 0TS

A Three bedroom detached Marigold house type with natural stone front elevation parking for two cars to the front. Plot 318 CURTIS FIELDS offers a lounge diner with French Doors opening on to a large patio and corner plot rear garden, a contemporary kitchen supplied by Howdens with built in appliances including AEG oven, AEG touch control induction hob, integrated dishwasher and frost free fridge freezer. On the first floor are three bedrooms with an en suite to bedroom 1 plus a family bathroom. There is a 3D Virtual Tour available of a similar property (plots will vary). All properties come with a 10 year NHBC warranty, gas central heating, upvc double glazed windows, there are photo voltaic panels on the roof and LVT flooring to the ground floor supplied by Top Mark in Weymouth. Plot 318 is scheduled for completion July 2026. N.B. There is a site service charge of £295 per annum. N.B. PHOTOS SHOWN ARE OF SIMILAR PROPERTIES and properties will vary, please refer to the plans or check queries with the selling agent.

## Entrance Hall

### Cloakroom

6'2" x 5'10" (1.90 x 1.80)

WC with concealed cistern, wash hand basin set into cabinet

### Lounge Area

16'4" x 12'5" (5.00 x 3.80)

### Dining Area

8'6" x 8'2" (2.60 x 2.50)

French Doors to rear garden with Patio and rear garden

### Kitchen

12'1" x 9'10" (3.70 x 3.00)

Contemporary range of kitchen units supplied by Howdens Dorchester (choices available if reserved early) with Silestone Quartz worktops with upstands and soft close drawers and cupboards below, AEG & Lamona appliances including AEG touch control induction hob, cooker hood, AEG oven, an integrated fridge freezer and dishwasher, space for washing machine.

### Landing

Airing Cupboard housing gas boiler

### Bedroom 1

12'5" x 10'5" (3.80 x 3.20)

### En Suite Shower Room

8'6" x 3'11" (2.60 x 1.20)

Tiled Shower, WC with concealed cistern, wash hand basin set into cabinet wall tiling, towel radiator

### Bedroom 2

10'5" x 9'6" (3.20 x 2.90)

### Bedroom 3

9'10" x 8'6" (3.00 x 2.60)

### Family Bathroom

9'6" x 6'2" (2.90 x 1.90)

Shower bath with glass screen, WC with concealed cistern, wash hand basin set into cabinet grey tiling towel radiator

### Parking

Side by side Parking to the front for two cars





### **Outside**

Set on a larger corner plot with a small garden area to the front. Enclosed split level garden to the rear and side with large paved Patio and the remainder laid to lawn, there will be outside water tap, wall light and power points and a fenced surround with a rear pedestrian gate.

### **Construction**

The property is traditionally built with cavity walls with natural stone front elevation, remaining elevations are brick 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

### **Photo Voltaic Roof Panels**

There are Photo Voltaic panels to the roof which will belong to the property

### **Phone and Broadband signal strength and coverage**

Mobile phone signals are strong for Vodafone, 3 & O2 average for EE, Internet and broadband not yet connected so not yet assessed

### **Flood Risk**

Awaiting Assessment

### **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

