



## Old Farm Lane , Weymouth DT4 0FQ

- Detached three double bedroom new build home
- Quiet, set back location with pleasant outlook and nearby walks
  - Own driveway with EV charging point
  - Garage with electric up and over door
    - Popular Curtis Fields location
- Light filled, triple aspect integrated kitchen/ diner
  - Immaculate, modern presentation throughout
- Master bedroom with en-suite and generous walk-in wardrobe
- Well-proportioned rear garden with lawn and patio areas
  - £295 per annum area maintenance charge

**£475,000 Freehold**



### Frontage

Old farm lane

### Entrance Hallway

A light and airy entrance hallway with a double glazed obscured UPVC door providing access. There is a door into the downstairs WC, a door into the living room, stairs rising to the first floor, and metres on the wall.

### Living Room

19'8" x 11'5"

A dual front and rear aspect room with a double glazed window to the front with a pleasant green outlook and doors onto the rear garden. The space is immaculately presented and well proportioned.

### Kitchen Diner

19'8" x 11'1"

An immaculately presented triple aspect kitchen diner with double glazed windows overlooking the rear garden and both side and front greenery.

The kitchen area consists of a range of eye and base level units with an incorporated hob with extractor above and an eye-level oven, a composite sink with a stainless mixer tap, ceiling spotlights and counter lighting, an incorporated dishwasher and partial tiling.

### Dining Area

Two double glazed windows with a pleasant outlook and ceiling lighting, the space flows seamlessly with the kitchen.



### Utility

7'2" x 4'11"

A rear aspect room with a range of eye and base level units, space undercounter for white goods, an extractor fan, a door into an under-stair storage cupboard, and a double glazed UPVC door onto the rear garden.

### Downstairs WC

6'6" x 3'11"

A partially tiled internal room featuring a low level WC, a hand wash basin with stainless mixer tap and tiled backsplash, ceiling spotlights, and an extractor fan.

### First Floor Landing

A rear aspect, double glazed window with an outlook onto the rear garden and surrounding greenery, doors into all first floor rooms, and a loft hatch.

### Bedroom One

11'5" x 11'5"

A rear aspect double bedroom with a double glazed window overlooking surrounding greenery. There is a door into the walk-in wardrobe and a door into the en-suite

### Walk-in Wardrobe

7'6" x 5'2"

A generously proportioned wardrobe space with a front aspect double glazed window and ceiling spotlights.

### En-Suite

7'6" x 4'7"

A beautifully presented, partially tiled en-suite shower room featuring a hand wash basin with stainless mixer tap, a low level WC, a heated towel rail, an extractor fan, ceiling spotlights, and a walk-in shower with both handheld and rainfall attachments.

### Bedroom Two

10'2" x 12'5"

A front aspect double bedroom with a double glazed window, wall mounted radiator, and ceiling lighting.

### Bedroom Three

12'5" x 9'2"

A rear aspect double bedroom with a double glazed window, wall mounted radiator, and ceiling lighting.

### Family Bathroom

7'10" x 6'6"

A front aspect, partially tiled room with an obscured double glazed window, ceiling spotlights, and an extractor fan. The room also features a low level WC, a hand wash basin with stainless mixer tap, a wall-to-wall bathtub with handheld shower attachment, and a heated towel rail.

### Rear Garden

Accessed via a double glazed door in the utility and double glazed French doors from the living room. The garden offers a well-presented patio area, with a pleasant lawn along the side surrounded by wood-built raised planters. An obscured glazed





door enters into the garage, and a secure wooden gate opens onto the parking area. The space is fully enclosed with both wooden fencing and brick walls and features outside lighting, outside power points, and an outside tap.

### Garage

Located to the rear of the garden, with driveway parking in front of the electric up and over door, the garage offer an excellent storage/ car parking space with power and lighting making this a versatile space.

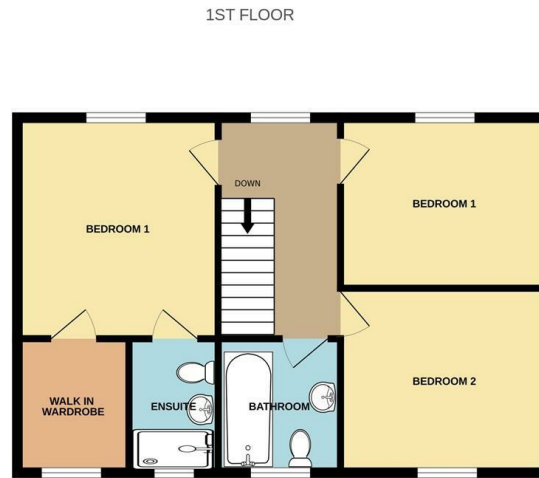
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Local Authority  
Council Tax Band New Build  
EPC Rating



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