



Orchard Way | Curtis Fields | Weymouth | DT4 0FH

£290,000

BEAUMONT  JONES

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We are delighted to offer a well presented two bedroom semi-detached house situated within the popular residential location of Orchard Way, Curtis Fields. The property boasts a bright and airy lounge/diner, spacious kitchen, downstairs cloakroom, two double bedrooms, walk in wardrobe to master, great size family bathroom, South-Westerly facing rear garden with a summer house currently set up as a home office and driveway providing off road parking for two vehicles. This would make an excellent first time purchase, upsize or downsize.

- Excellent First Time Purchase
- Well Presented Two Bedroom Semi-Detached House
- South-Westerly Facing Rear Garden with Summer House/ Office
- 5 Years Remaining On NHBC
- Driveway Providing Off Road Parking For Two Vehicles
- Walk-In Wardrobe To The Master Bedroom

Full Description

Entrance is via a double glazed front door leading into a welcoming entrance hall with stairs rising to the first floor and doors leading through to the lounge/dining room, kitchen and downstairs cloakroom. The lounge/dining room is a bright dual aspect reception room offering a front aspect double glazed window and rear aspect double glazed patio doors leading out onto the rear garden, creating an excellent space for both relaxing and entertaining. The downstairs cloakroom comprises a concealed cistern WC, wash hand basin, partially tiled walls and a front aspect double glazed window. The kitchen is fitted with a range of eye and base



With 5 years remining on the NHBC this spacious two double bedroom semi-detached home offering a block paved drive way and South-Westerly Facing rear garden.

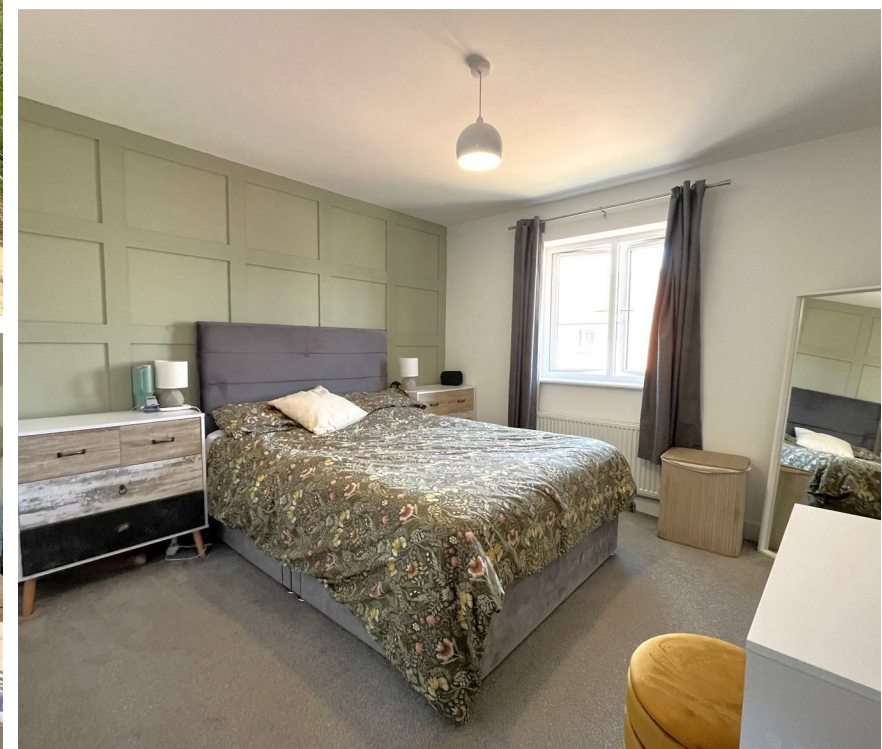


level units with work surfaces over, inset sink unit with drainer, integral dishwasher, oven with inset four ring gas hob and extractor hood over. There is space and plumbing for a washing machine, space for a fridge/freezer, a useful built-in under stairs storage cupboard, rear aspect double glazed window and a rear aspect double glazed door providing access onto the rear garden.

The first floor has a landing area offering a large built-in storage cupboard, loft access via a hatch and a rear aspect double glazed window. Doors lead through to the two bedrooms and bathroom. The master bedroom is a generous sized double with a front aspect double glazed window, wall mounted radiator and the added benefit of a walk-in wardrobe providing excellent storage. Bedroom two is a double bedroom offering a front aspect double glazed window and wall mounted radiator . The family bathroom comprises a panel enclosed bath with wall mounted shower over and glass shower screen attached, wash hand basin, low level WC, partially tiled walls and a rear aspect double glazed obscured window.

Outside boasts an enclosed South-Westerly facing rear garden. Abutting the property is a patio area creating an excellent space for outdoor seating and entertaining, with the remaining garden predominantly laid to lawn. To the rear of the garden is a hardstanding area housing a summer house benefiting from power and lighting and currently utilised as a home office. Gated side access leads to the front of the property where a block paved driveway provides off road parking for two vehicles.

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 £295.00 per annum.

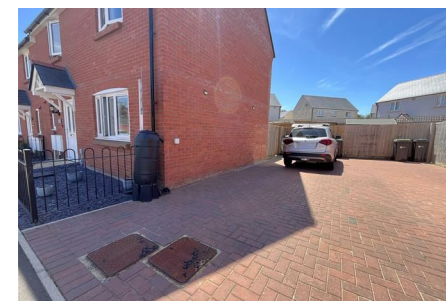
Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band C. Services: - Mains gas, electric & drainage.

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.



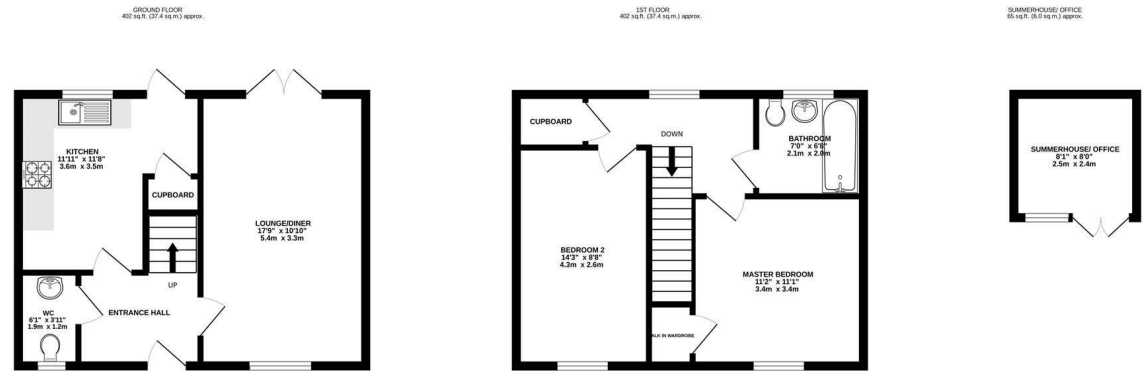
Immaculately presented and modern throughout makes this the perfect first time purchase.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	
(81-91) B		
(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

We value more than your property



TOTAL FLOOR AREA: 869 sq.ft. (80.7 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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