



Orchard Way | Curtis Fields | Weymouth | DT4 0FH

£425,000

BEAUMONT  JONES

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We are delighted to offer a generous sized four double bedroom detached property set within the popular development in Curtis Fields. This would make an excellent family home. The property offers a spacious kitchen/diner, bright and airy living room, four bedrooms, family bathroom, cloakroom, En- Suite to master, plenty of storage throughout, enclosed low maintenance rear garden and driveway providing off road parking for two vehicles.

- Beautiful Double Bedroom Detached Family Home
- En-Suite to Master Bedroom Properties
- Spacious Open Plan Kitchen/Diner
- Idyllic Position Overlooking Greenery
- Low Maintenance Rear Garden

Full Description

Entrance into this beautiful family home is via a front aspect composite door leading into a welcoming hallway with stairs rising to the first floor, wall mounted radiator, LVT flooring, understairs storage, front aspect double glazed window and doors lead through to the main principle rooms. The generous sized contemporary cloakroom offers a low level WC, wash hand basin, LVT flooring, part tiled walls and a front aspect double glazed window. The spacious living room offers a front aspect double glazed window, rear aspect double glazed French doors leading out onto the garden, LVT flooring and a wall mounted radiator.



Modern and spacious throughout making this the perfect family home.



The beautiful and large kitchen/diner is the main hub of the home and great for entertaining and enjoying family time offering a wide range of eye and base level units with work surfaces over, integral oven with inset four ring electric hob and extractor hood over, integrated dishwasher, space and plumbing for a washing machine and space for fridge freezers. Dual aspect double glazed windows allow an abundance of light to flood into this room, LVT flooring and a door leads out to the rear garden.

The first floor offers a landing area with a built in airing cupboard housing a combination boiler, loft access via a hatch, rear aspect double glazed window, wall mounted radiator and doors lead through to four bedrooms and the main family bathroom. The master bedroom is a generous size offering plenty of space for bedroom furniture, built in wardrobe, front aspect double glazed window, wall mounted radiator and a door leads through to the en-suite. The en-suite offers a modern and contemporary suite including a double shower cubicle with a wall mounted mixer shower system over, low level WC, wall mounted wash hand basin, wall mounted towel rail heater, LVT flooring, part tiled walls and a front aspect double glazed window. Bedroom two is a double with a front aspect double glazed window and a wall mounted radiator. Bedroom three is a further double offering a rear aspect double glazed window and a wall mounted radiator. Bedroom four is a good sized room offering a built in cupboard, rear aspect double glazed window and a wall mounted radiator. The main family bathroom has a modern suite offering a panel enclosed bath with a wall mounted mixer shower system over with shower screen attached, low level WC, wall mounted wash hand basin, wall mounted towel rail heater, LVT flooring, part tiled walls, extractor fan and a front aspect double glazed window.

Outside offers a beautiful low maintenance enclosed rear



garden, mostly laid to patio creating the perfect space for a table and chairs, stone to shingle area with gate leading to the driveway. Hardstanding for shed, external water and power supply. To the side of the property there is a block paved driveway providing off road parking for two vehicles and the front garden is enclosed by wrought iron railings with planted shrubs and laid to shingle overlooking greenery.

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 E. 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.

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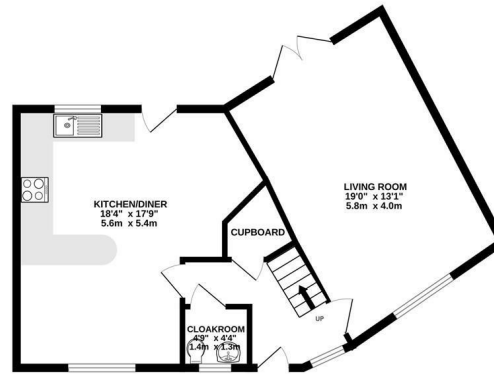
Drive way for two vehicles and a low maintenance rear garden.



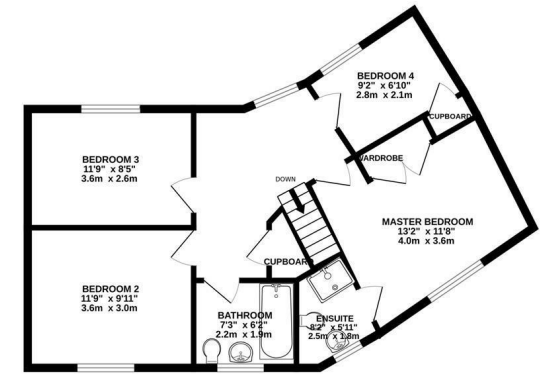


Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	85 94
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 1219 sq.ft. (113.2 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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We value more than your property

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