



Markham Avenue | Markham Fields | Weymouth | DT4 0QL

£435,000

BEAUMONT  JONES

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Welcome to this three double bedroom detached modern home in Markham Fields with Off-Road Parking for two cars and generous low maintenance rear garden. The property is immaculately presented with spacious proportions throughout and enjoys downstairs WC, family bathroom and en-suite shower room to the main bedroom. 8+ Years remain on the warranty for the next owner to enjoy this convenient modern home.

- Three Double Bedrooms
- Modern, Energy Efficient Home
- Detached with Low Maintenance Rear Garden
- Spacious Kitchen/Diner
- Over 8 Years Remaining Warranty
- Off Road Parking for 2 Cars with EV Charger
- Tucked into No Through Road
- Downstairs WC, Family Bathroom and En-Suite

Full Description

Markham Fields is a uniquely peaceful development, surrounded to the south by extensive greenery, fields and tree-lined wooded areas. The property sits to the end of the avenue, set back by two off road parking spaces and stunning porcelain-tiled path.

A charming stone facade invites you in with lawn area adjacent to the parking and EV charge behind. Inside, an initial entrance hall provides a useful



Modern, Energy
Efficient Home with
EV Charger to the
front.



space for shoes and coats. Directly in front is the spacious WC, finished in contemporary tiling with toilet and basin. To the right, a spacious lounge flaunts dual aspect with window to the road and patio doors to the garden to offer seasonal versatility on those warmer days. To the other side of the entrance hall, a spacious kitchen/diner also retains front and back windows with an initial area suitable for large table and chairs, leading to the L-shaped kitchen units and window to the rear. Stylish modern cabinetry provides abundant storage with integrated dishwasher below and ample preparation space across the counter tops. Completing the ground floor is an extremely useful utility area, with under-stairs storage to one side and door to the garden opposite.

Upstairs, a landing window floods the area with light whilst Bedroom One sits to the initial left. A stand-out feature of the home, ample proportions for a double bed (or larger) lead to an en-suite shower room and separate dressing room.

Opposite, Bedroom Three is a reasonable double bedroom with views over the garden and towards the wooded area surrounding. Bedroom Two neighbours bedroom Three with similar proportions as a slightly larger double with room for additional furniture if necessary.

The family bathroom completes the accommodation with contemporary tiling around a



bath, toilet and basin whilst a window sits to the front.

To the rear, the wide plot allows for a generous rear garden with an initial porcelain tiled patio leading to the lawn. The patio provides an excellent space for outside furniture and entertaining whilst side access provides convenience.

Rating Authority: - Dorset Council. Council Tax Band D. 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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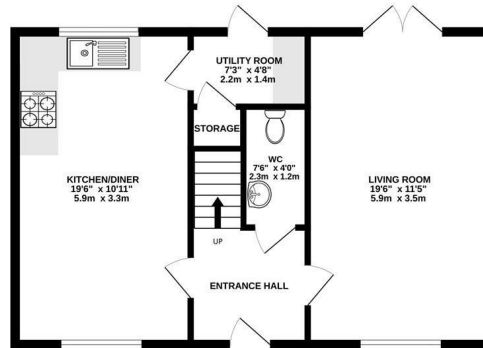
Beautiful porcelain patio pathway to the front, mirrored by the same tiles to the rear patio.



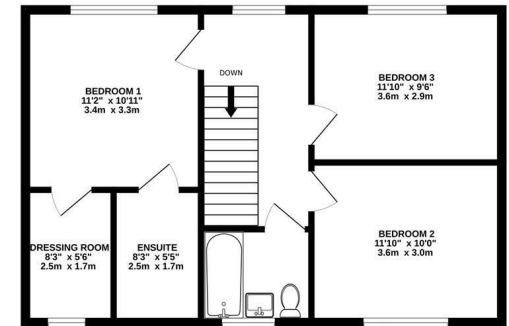


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 1155 sq.ft. (107.3 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

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