Hull Gregson Hull



Plot 302 Curtis Fields 6 Blossom Grove

Weymouth, DT4 0TS

£382,500 Freehold

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Plot 302 Curtis Fields 6

Weymouth, DT4 0TS

A Three bedroom detached Marigold house type with Band A energy rating and with driveway parking for two cars to the rear. Plot 302 CURTIS FIELDS offers a lounge diner with French Doors opening on to a large patio and 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 Carpets & LVT flooring included. Plot 302 is ready for completion. N.B. There is a site service charge of £295 per annum. N.B. 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)
Side window

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
Driveway Parking to the rear for two cars and with an electric car charger included

























Outside
Small garden area to the front. Enclosed garden to the rear 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 leading to the parking

Construction
The property is traditionally built with cavity walls with a brick elevations 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.

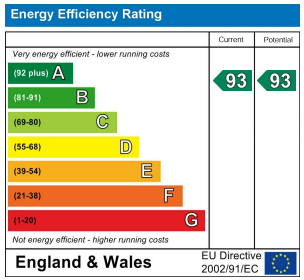
Floor Plan

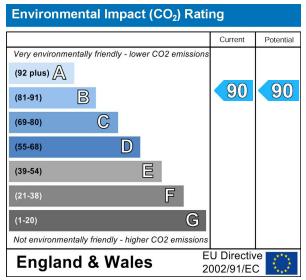


Area Map



Energy Efficiency Graph





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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