



Plot 427 Markham Fields 52 Markham Avenue

Weymouth, DT4 0QL

**£420,000 Freehold**





# Plot 427 Markham Fields 52

Weymouth, DT4 0QL

A brand new three bedroom detached family home located on Markham Fields with views to the front and rear. Plot 427 is a Cedar house type with a driveway to the side with parking for two cars and access to an enclosed rear garden. Located on Markham Fields a small but separate part of the Curtis Fields with no road access to the rest of the Curtis Fields development and situated just over a mile from Weymouth Town Centre, Harbour Area and Esplanade. Internally there is a double aspect lounge with French Doors opening onto a full width PORCELAIN PATIO and rear garden, a contemporary kitchen diner with modern fitted kitchen supplied by Kitchen Craft with built in appliances including eye level double oven, touch control electric induction hob, integrated dish washer and frost free fridge freezer plus access to a utility room. On the first floor is a three double bedrooms with an en suite and walk in wardrobe to the bedroom 1 plus a family bathroom.. All properties come with a 10 year NHBC warranty, gas central heating, UPVC double glazed windows, Carpets & LVT flooring has been fitted by Top Mark in Weymouth. This property is ready for occupation. N.B. There is a site service charge of £295 per annum.

## Entrance Hall

### Cloakroom

6'10" x 4'3" (2.10 x 1.3)

Wash hand basin set in to cabinet, WC with concealed cistern

### Lounge

20'0" x 11'5" (6.10 x 3.50)

French doors leading to porcelain patio and rear garden

### Kitchen Diner

20'0" x 11'5" (6.10 x 3.50)

Kitchen supplied can fitted by Kitchen Craft. Contemporary range of kitchen units with appliances including touch control induction hob, cooker hood, eye level double oven, integrated fridge freezer and dish washer

### Utility Room

7'6" x 5'2" (2.30 x 1.60)

Worktop with cupboard below plumbing for washing machine and space for two appliances, cupboard housing boiler, access to under stairs cupboard, door to rear garden

## Landing

### Bedroom 1

11'5" x 11'1" (3.50 x 3.40)

Views

### En Suite Shower Room

7'6" x 4'7" (2.30 x 1.40)

White suite with tiled shower, wash hand basin set in to cabinet, wc with concealed cistern, towel radiator

### Walk In Wardrobe

### Bedroom 2

12'5" x 9'10" (3.80 x 3.00)

Views

### Bedroom 3

12'5" x 9'2" (3.80 x 2.80)

Views

### Bathroom

7'6" x 6'2" (2.30 x 1.90)

White suite with panel bath with shower and screen above, wash hand basin set in to cabinet, wc with concealed cistern, towel radiator

### Carpets & LVT Flooring

Carpets & LVT Flooring fitted by Top Mark Carpets in Weymouth







### Outside

Small garden with railings to the front and access to the side to rear garden with Full Width of House PORCELAIN Patio with outside lighting and power points and water tap, the remainder to turf with fenced boundary

### Parking

Driveway to the side offering parking for two cars tandem

### Construction

The property is traditionally built with cavity walls with brick elevation under a Slate effect 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

### Council Tax

To Be Assessed

### Phone and Broadband signal strength and coverage

Mobile phone signals are strong, Internet and broadband not yet connected so not yet assessed

### Flood Risk

Very Low Risk Low of flooding from rivers, sea or surface water

### 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



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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Area Map



Energy Efficiency Graph

