



Instinct Guides You



## Curtis Way £300,000

- Double Car Port
- Generous Rear Garden
- Modern Efficient Home
- Solar Panels
- Cloakroom
- Rear Access
- Nearby Amenities
- Immaculately Presented



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\*\*\* OPEN DAY, 16.30-17.30 on Thursday 21st May, BY APPOINTMENT ONLY \*\*\*

This well presented three bedroom home offers spacious accommodation, a generous low maintenance garden and a DOUBLE CAR PORT. The property features a generous lounge, a modern fitted kitchen/diner, cloakroom and family bathroom, making it well suited to family living and everyday convenience.

The property is entered via the front door into a central hallway offering additional space, with stairs rising to the first floor. To the left of the hallway, there is a cloakroom, while the kitchen is positioned to the rear of the property. The kitchen/diner is fitted with a range of modern wall and base units, contrasting work surfaces and ample space for dining.

To the right, stretching the length of the property, the lounge provides a bright and spacious reception area with plenty of room for seating and additional furniture. French doors open directly onto the rear garden, allowing natural light to flood the room and creating an excellent connection to the outdoor space.

On the first floor, there are three bedrooms arranged around the landing. Bedroom one is a comfortable double room positioned to the front aspect, while bedroom two also offers good proportions. Bedroom three provides flexibility for use as a child's bedroom, guest room or home office. The family bathroom is fitted with a bath and shower over, wash hand basin and WC.

Outside, the rear garden has been designed for ease of maintenance, featuring a combination of patio and lawn enclosed by fencing, along with timber outbuildings. The property also benefits from covered allocated parking within a nearby double car port area.

Curtis Way is conveniently located for access to local amenities, schools and transport links, with Weymouth's town centre and coastline within easy reach.



Lounge 17'7" x 10'1" (5.38 x 3.08)

Kitchen/Diner 13'1" x 12'11" > 9'3" (3.99 x 3.94 > 2.84)

Bedroom One 10'6" x 13'8" > 10'3" (3.22 x 4.18 > 3.13 )

Bedroom Two 9'3" x 12'11" > 9'5" (2.82 x 3.95 > 2.89 )

Bedroom Three 8'0" x 6'0" (2.46 x 1.84 )

Bathroom

Cloakroom



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	88	89
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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