Hull Gregson Hull



Plot 639 Curtis Fields 51 Limestone Rise

Weymouth, DT4 0TS

£625,000 Freehold

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Weymouth, DT4 0TS

Curtis FIELDS Plot 639. An energy efficient Band A energy rated Four bedroom detached Cherry house type with DOUBLE GARAGE, Internally the property offers contemporary & spacious four double bedroom accommodation with en suite and dressing room off bedroom 1, a lounge plus modern kitchen diner with modern fitted kitchen supplied by Howdens with built in appliances including 2 ovens, touch control electric induction hob, integrated dish washer and frost free fridge freezer both with French Doors opening on to west facing porcelain tiled rear patio and rear garden. on the first floor are the four double bedrooms plus a family bathroom with four piece suite. All properties come with a 10 year NHBC warranty, gas central heating, upvc double glazed windows, and LVT flooring to the ground floor supplied by Top Mark in Weymouth. Plot 639 is scheduled for completion Spring 2027. N.B. There is a site service charge of £295 per annum. PLEASE NOTE PHOTOS SHOWN MAYBE OF SIMILAR PROPERTIES and properties will vary, please refer to the plans or check queries with the selling agent.

Entrance Hall
Under stairs storage cupboard

Cloakroom
6'6" x 3'3" (2.00 x 1.00)
Wash hand basin set in to cabinet, WC with concealed cistern

Lounge
19'8" x 11'5" (6.00 x 3.50)
French doors leading to porcelain patio and West facing rear garden,

Study
12'9" x 7'2" (3.90 x 2.20)

Kitchen Area
12'9" x 12'5" (3.90 x 3.80)
Kitchen supplied can fitted by Howdens (choices available if reserved early)
Contemporary range of kitchen units with Silestone or quartz worktops, Island unit with breakfast bar, appliances including touch control induction hob, cooker hood, 2 x ovens, integrated fridge freezer and dish washer

Dining Area
13'5" x 11'1" (4.10 x 3.40)
French doors leading to porcelain patio and West facing rear garden

Utility Room
12'9" x 5'10" (3.90 x 1.80)
Sink with cupboard below and space for washing machine and tumble dryer, cupboard housing gas boiler, door to rear garden

Landing
Airing cupboard

Bedroom 1
12'9" x 11'9" (3.90 x 3.60)

En Suite Shower Room
7'10" x 4'11" (2.40 x 1.50)
White suite with tiled shower, wash hand basin set in to cabinet, wc with concealed cistern, towel radiator

Walk In Wardrobe
4'11" x 4'11" (1.5 x 1.5)

Bedroom 2
11'5" x 11'5" (3.50 x 3.50)

Bedroom 3
12'9" x 9'6" (3.90 x 2.90)

Bedroom 4
12'9" x 9'6" (3.90 x 2.90)





Family Bathroom
11'5" x 7'10" (3.50 x 2.40)
White suite four piece suite with panel bath separate, wash hand basin set in to cabinet, wc with concealed cistern, towel radiator

Outside
Garden to the front mainly laid to lawn with path to the side to West Facing rear garden with large PORCELAIN Patio with outside lighting and power points and water tap, the remainder to turf with fenced boundary

Garage & Parking
18'8" x 17'0" (5.70 x 5.20)
Parking for 2 cars and access to a double garage with up and over door with electric remote operation

Construction
The property is traditionally built with cavity walls with Natural Stone & Brick elevation 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

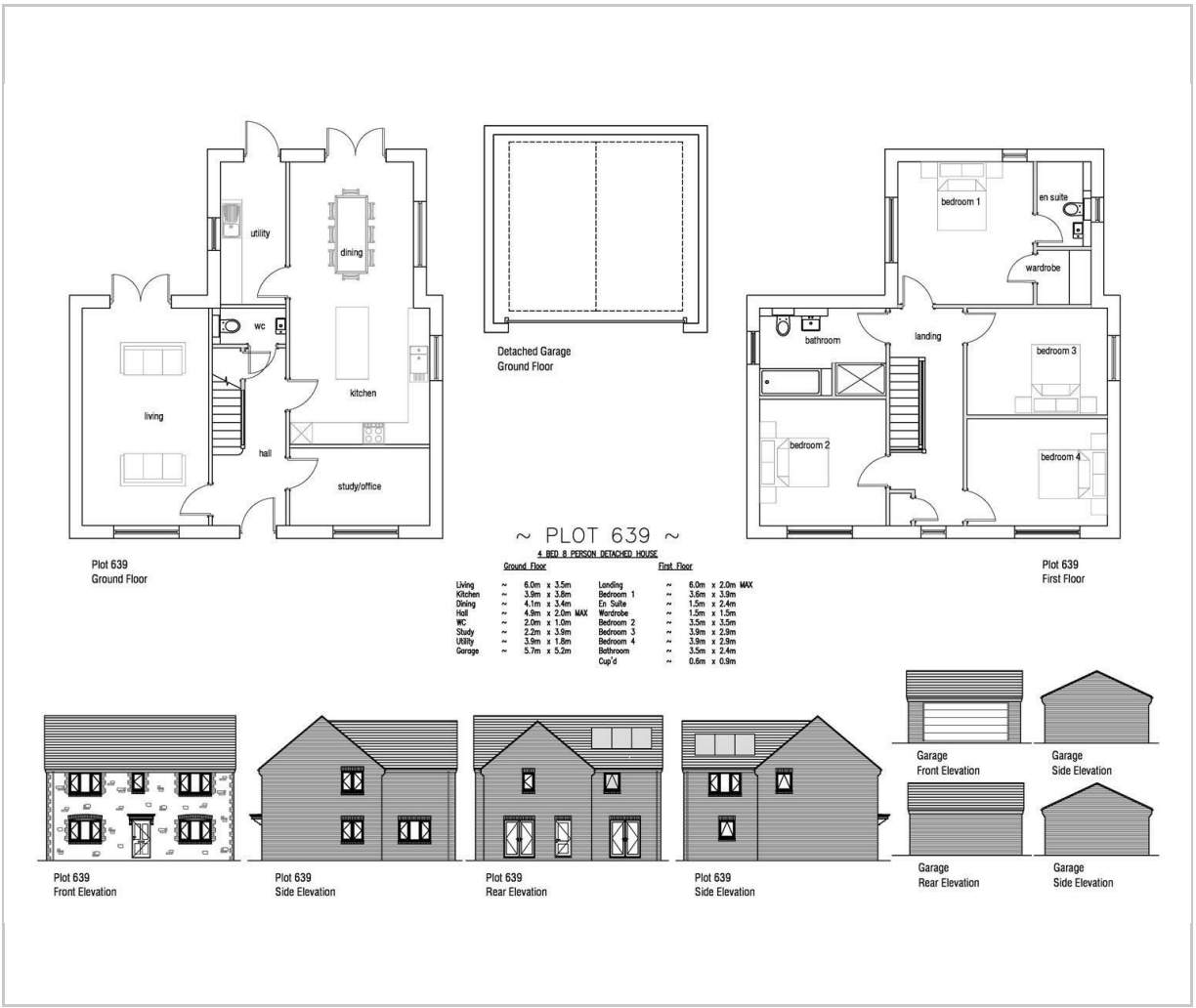
Utility Supplies
Mains gas, electricity, water and drainage connected, Water supply is metered

Phone and Broadband signal strength and coverage
Mobile phone signals are strong, Internet and broadband not yet connected so not yet assessed

Flood Risk
Not yet assessed

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.

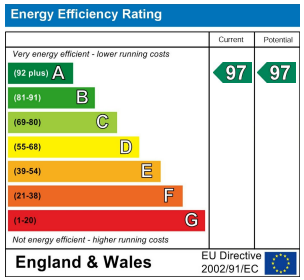
Floor Plan

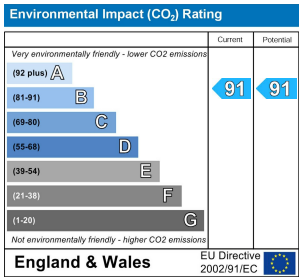


Area Map



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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