



Plot 434 Markham Fields 79 Markham Avenue

Weymouth, DT4 0QL

**£425,000 Freehold**





## Plot 434 Markham Fields 79

Weymouth, DT4 0QL

Plot 434 a Prime Plot on the edge of Markham FIELDS with views to the front across open Curtis Fields land. The property is a Cedar house type comprising of a Three bedroom detached house with parking for two cars side by side in front 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 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, and LVT flooring to the ground floor supplied by Top Mark in Weymouth. Plot 434 is scheduled for completion April 2025. N.B. There is a site service charge of £295 per annum N.B. Photos shown are of a similar plot although plots vary so please check details with selling agent

### 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, Front window overlooks open Curtis Fields land

#### 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 Front window overlooks open Curtis Fields land

#### 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)

#### 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)

Front window overlooks open Curtis Fields land







**Bedroom 3**  
12'5" x 9'2" (3.80 x 2.80)

**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

**Outside**  
Small garden 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**  
Two side by side parking spaces in front

**Construction**  
The property is traditionally built with cavity walls with brick elevation under a tiled 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

