

Hull Gregson Hull

Plot 324 Curtis Fields 111 Curtis Way

Weymouth, DT4 0TS

**£375,000 Freehold**

3 2 1 A

# Plot 324 Curtis Fields 111
Weymouth, DT4 0TS

Edge Of Curtis Fields Plot 324. A brand new energy efficient with Band A energy rating three bedroom semi detached house, includes a southerly facing rear rear garden master bedroom with dressing area and Photo Voltaic panels on the roof. An IRIS 2 house type there is spacious three storey accommodation with three double bedrooms including a large master bedroom on the second floor with an en suite shower room and a dressing area , Lounge with French Doors opening onto full width patio and larger sized southerly facing rear garden there is parking for two cars tandem to the side. There is a contemporary fitted kitchen supplied by Howdens with built in appliances including an AEG electric oven, AEG touch control induction hob, cooker hood, integrated dishwasher & fridge freezer, LVT flooring is included on the ground floor supplied and fitted by Top Mark, there is a ground floor cloakroom, on the first floor a bathroom with contemporary white suite. All properties come with a 10 year NHBC warranty, UPVC double glazed windows, and LVT flooring to the ground floor included supplied by Top Mark in Weymouth. Plot 324 is scheduled for completion early 2027. Photos shown maybe of similar plots, please check the plans or with estate agent as plots do very.

## Entrance Hall

### Cloakroom
5'10" x 4'7" (1.80 x 1.40)
Fitted with a wash hand basin with cabinet below and wc with concealed cistern

### Kitchen
14'1" x 7'2" (4.30 x 2.20)
Contemporary fitted kitchen supplied by Howdens, With mixture of AEG & Lamona appliances include a AEG electric oven, AEG touch control Induction hob, cooker hood, integrated dishwasher and fridge freezer plus a space for a washing machine. Kitchen choices available subject to stage of build

### Lounge
16'4" x 11'1" (5.00 x 3.40)
French Doors on to large patio and rear garden

### Landing
Cupboard

### Bedroom 2
13'11" x 8'10" (4.25 x 2.70)

### Bedroom 3
11'3" x 9'0" (3.45 x 2.75)

### Bathroom
7'2" x 6'6" (2.20 x 2.00)
Fitted with white bathroom suite comprising panel bath with shower and screen, wash hand basin with cabinet below and wc with concealed cistern and tiling

### Landing
Cupboard

### Bedroom 1
16'8" x 12'9" (5.10 x 3.90)

### En Suite Shower Room
7'10" x 8'2" max (2.40 x 2.50 max)
Fitted with white suite comprising tiled shower, wash hand basin set in to cabinet and wc with concealed cistern

### Dressing Area
9'2" x 7'10" (2.80 x 2.40)

### Outside
Small garden to the front and there is an enclosed larger sized rear garden with large patio across the rear of the house and the remainder to lawn and pedestrian access, there is also a water tap, power points and rear lighting.

























**Parking**
Parking for two cars tandem to the side

**Council Tax**
To be assessed by Dorset Council

**Management Company**
Curtis Fields Management Company maintains the communal areas with a service charge of £295 per plot per annum

**Construction**
Traditionally built with part stone part rendered elevations under a pitched roof

**Central Heating & Photo Voltaic Panels**
The property is highly insulated with Band A energy rating, central heating is supplied by a gas boiler and radiators
Photo Voltaic panel are on the roof are in the ownership of the property

**Utility Supplies**
Mains Electricity, gas, water and drainage connected, water is metered

**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**
To be assessed

**Covanants**
A list of the Curtis Fields Covenants is available on request

**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.

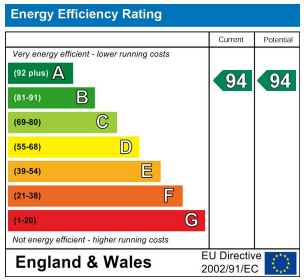
## Floor Plan

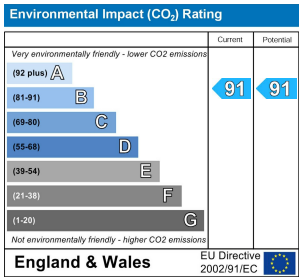



## Area Map




## 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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