

Plot 280 Curtis Fields 75 Curtis Way Weymouth, DT4 0TS

£385,000 Freehold



Plot 280 Curtis Fields 75 Waymouth DT4 0TS

A Natural stone Three bedroom detached Marigold house type with band A energy rating EXAMPLE 3D VIRTUAL TOUR AVAILABLE, with driveway parking for two cars to the side and a larger sized rear garden with large patio. CURTIS FIELDS Plot 280, Internally there is a 3D Virtual Tour available of a similar property (plots will vary) showing a lounge diner with French Doors opening on to patio and rear garden, a contemporary kitchen with built in appliances including AEG oven, AEG touch control induction hob, integrated dishwasher and frost free fridge freezer. on the first floor is a three bedrooms with an en suite to 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 280 is scheduled for completion October 2025. N.B. There is a site service charge of £295 per annum. N.B. PHOTOS SHOWN ARE OF SIMILAR PROPERTIES and properties will vary, please refer to the plans or check queries with the selling

Entrance Hall

Cloakroom

6'2" x 5'10" (1.90 x 1.80)

WC with concealed cistern, wash hand basin set into cabinet

Lounge Area 16'4" x 12'5" (5.00 x 3.80)

Side window

Dining Area

8'6" x 8'2" (2.60 x 2.50)

French Doors rear garden with large Patio and rear garden

12'1" x 9'10" (3.70 x 3.00)

Contemporary range of kitchen units supplied by Howdens Dorchester (choices available if reserved early) with Silestone Quartz worktops with upstands and soft close drawers and cupboards below, AEG & Lamona appliances including AEG touch control induction hob, cooker hood, AEG oven, an integrated fridge freezer and dishwasher, space for washing machine.

Landing

Airing Cupboard housing gas boiler

Bedroom 1

12'5" x 10'5" (3.80 x 3.20)

En Suite Shower Room

8'6" x 3'11" (2.60 x 1.20)

Tiled Shower, WC with concealed cistern, wash hand basin set into cabinet wall tiling, towel radiator

Bedroom 2

10'5" x 9'6" (3.20 x 2.90)

Bedroom 3

9'10" x 8'6" (3.00 x 2.60)

Family Bathroom

9'6" x 6'2" (2.90 x 1.90)

Shower bath with glass screen, WC with concealed cistern, wash hand basin set into cabinet grey tiling towel radiator

























Parking

Driveway Parking to the side for two cars

)utside

Small garden area to the front. Larger sized garden to the rear with large Patio and the remainder laid to lawn, there will be outside water tap, wall light and power points and a fenced surround

Construction

The property is traditionally built with cavity walls with a natural stone elevations 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

Photo Voltaic Roof Panels

There are Photo Voltaic panels to the roof which will belong to the property

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

Awaiting Assessment

Legal Disclaimer

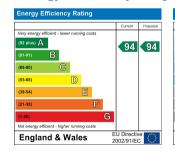
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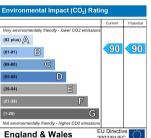
Floor Plan Area Map



E Wyld Rd Chickerell Rd Lanehouse Lanehouse Rocks Rd LANEHOUSE Google Map data @2025

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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