

Plot 435 Markham Avenue 81 Markham Avenue Weymouth, DT4 0QL

£440,000 Freehold



# Plot 435 Markham Avenue 81 Mountoutha DATA-OQL

Plot 435 Markham Fields, A Brand new Four bedroom detached home located at Markham fields. The property is a Buttercup house type, EXAMPLE 3D TOUR AVAILABLE, with two side by side parking spaces in front. Internally there is an ample lounge with French doors onto Porcelain Tiled rear patio and a contemporary kitchen diner with modern fitted kitchen supplied by Kitchen Craft with Mistral worktops built in appliances including double oven, touch control electric induction hob, integrated dish washer and frost-free fridge freezer. on the first floor is four bedrooms with an en suite to the bedroom 1 and built in wardrobes in bedrooms 1 & 4 plus a family bathroom. Located on the phase at Markham Fields a sought after development situated just over a mile from Weymouth Town Centre, Harbourside and Esplanade. 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. The property is ready for occupation. N.B. There is a site service charge of £295 per annum. N.B. some photos used are of a similar property, please check details with estate agent.

#### **Entrance Hall**

Walk in Storage Cupboard

#### Cloakroom

Fitted with white Suite with concealed cistern & wash hand basin in cabinet

#### Lounge

18'4" x 13'1" (5.60 x 4.00)

French doors onto the full width patio and rear garden

#### Kitchen Area

18'0" x 8'10" (5.50 x 2.70)

Kitchen supplied can fitted by Kitchen Craft, Contemporary range of kitchen units with Mistral Acrylic worktops with drawers and cupboards below, appliances including touch control induction hob, cooker hood, double oven, integrated fridge freezer and dish washer, space for washing machine.

## **Dining Area** 11'9" x 9'6" (3.60 x 2.90)

### Landing

Airing Cupboard, access to loft

#### Bedroom 1

13'1" x 8'10" (4.0 x 2.70) Built in double wardrobe

### **En Suite Shower Room**

8'2" x 5'10" (2.50 x 1.80)

Tiled shower, wash hand basin set into cabinet and we with concealed cistern

#### Bedroom 2

11'9" x 9'10" (3.60 x 3.00)

### Bedroom 3

11'9" x 8'2" (3.60 x 2.50)

#### Bedroom 4

9'2" x 6'6" (2.80 x 2.00)

Built In Wardrobe

























#### Family Bathroom

7'2" x 6'2" (2.20 x 1.90)

Three piece suite with panel bath with shower and screen above, wash hand basin set into cabinet and we with concealed cistern

#### Outside

Front garden area and an enclosed Garden to the rear with full width of house porcelain tiled patio with the remainder laid to lawn, there will be an outside light, power points and an outside tap

#### Parking

Side by side parking for 2 cars to the front

#### 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

#### **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

#### Construction

The property is traditionally built with cavity walls with a brick elevations under a pitched roof.

The properties are built to comply with modern building regulations with mobility access

#### Flood risk

Very Low Risk Low of flooding from rivers, sea or surface water

#### Covenant

A list of the Curtis Fields Covenants is available on request

#### **Legal Disclaimer**

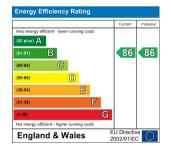
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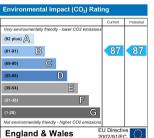
## Floor Plan Area Map





## **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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