

Orchard Way | Curtis Fields | Weymouth | DT4 0FH

BEAUMONT JONES

Offers Over £274,400

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Nestled within the modern Curtis Fields development is this beautiful two bedroom contemporary home. The property boasts off road parking for two cars, downstairs WC and a beautiful & secluded rear garden. With excellent proportions throughout, the home presents an excellent opportunity for those seeking a modern, energy efficient home with no onward chain.

- No Onward Chain
- Two Double Bedrooms
- Tucked in a Cul-De-Sac
- Downstairs WC
- Modern Energy Efficient Home
- Off Road Parking for Two Cars
- Beautifully Presented Throughout
- Stunning Secluded Rear Garden

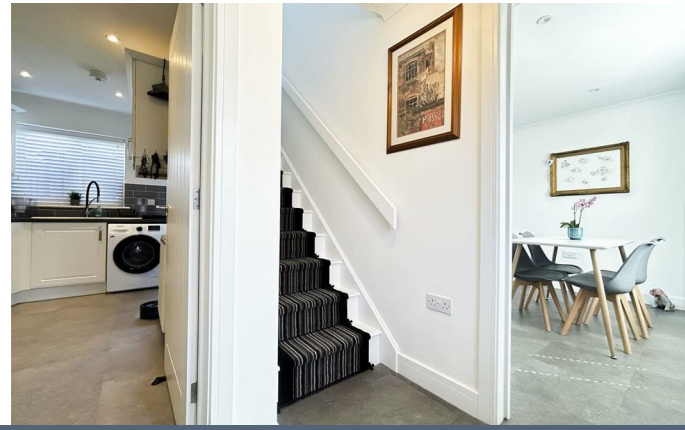
Full Description

The property is located away from the main stretch of Orchard Way, tucked down a smaller cul-de-sac to offer a sense seclusion. Parking for two cars sits to the right of the home with adjacent side access to the garden.

Past the attractive red brick frontage, the initial hallway opens into all rooms. To the right, a spacious lounge diner offers exemplary proportions with dual aspect windows amplifying space and light. Ample floorspace allows for the next owner to set up the room how they'd like with plenty of space for living room furniture alongside a dining table and







A stylish contemporary home nestled within the new Curtis Fields development. The property is highly energy efficient yet well proportioned with two off road parking spaces.











chairs.

Across the entrance hall is the downstairs WC. The room offers unique space allowing for an additional area to store coats and shoes, if necessary. The room is completed by toilet and basin with window to the front of the home.

Completing the ground floor is the kitchen. An abundance of preparation space can be found within as a range of eye and base level units, finished in a contemporary style, occupy the room. Amongst this is an electric oven/hob as well as sink to the rear with space for a washing machine underneath. Adjacent is a door leading to under-stairs storage with the back door to garden opposite that.

Rising to the first floor, natural light floods in from the landing window with one bedroom to each side. To the left, the larger of the two bedrooms sits adjacent to a large storage cupboard with a unique shape offering character and additional floor space. The room itself is suitable for a double bed and further furnishings comfortably.

Opposite sits the family bathroom and second bedroom.

The family bathroom is finished with stunning grey tiles to both the floor and walls with bath, toilet and basin completing the room alongside rear window.

Completing the internal accommodation is bedroom two; The room is another comfortable double with built in storage cupboard over the stairs freeing up floor area for additional furnishings.

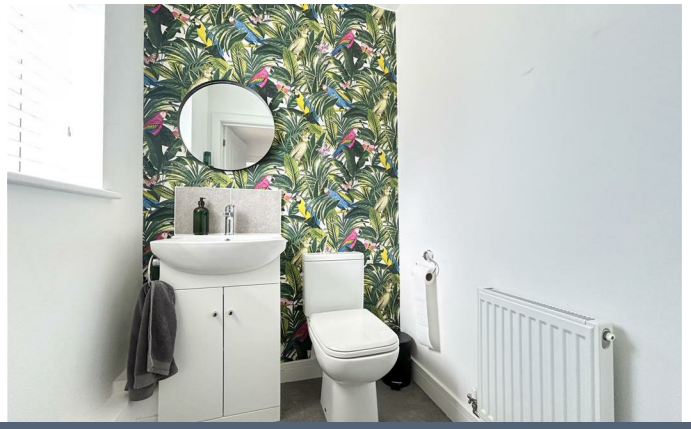
Outside, the garden has been beautifully maintained with landscaped borders pairing with the covered seating area to offer a secluded, peaceful retreat. The initial area is laid to











patio, wrapping round the side of the property and meeting the lawned area to the rear. A shed offers useful storage for further any gardening or outside needs.

The location provides nearby access to a foot path, perfect to cutting through to the nearest bus route on Chickerell Road. To the beginning of the curtis fields development there is also a Co-op for convenience.

Estate Charge: The vendor informs us there is a charge of approximately £200 per year towards the upkeep of the area.

Rating Authority Dorset (Weymouth & Portland) Council. Council Tax Band C.

Services: Mains electric, gas & drainage.

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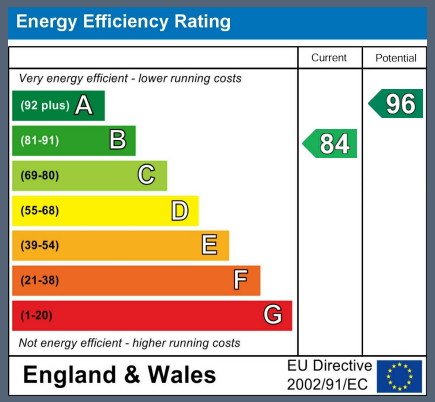
Two Double Bedrooms, Spacious Dual Aspect Lounge/Diner, Immaculate Throughout, No Onward Chain.

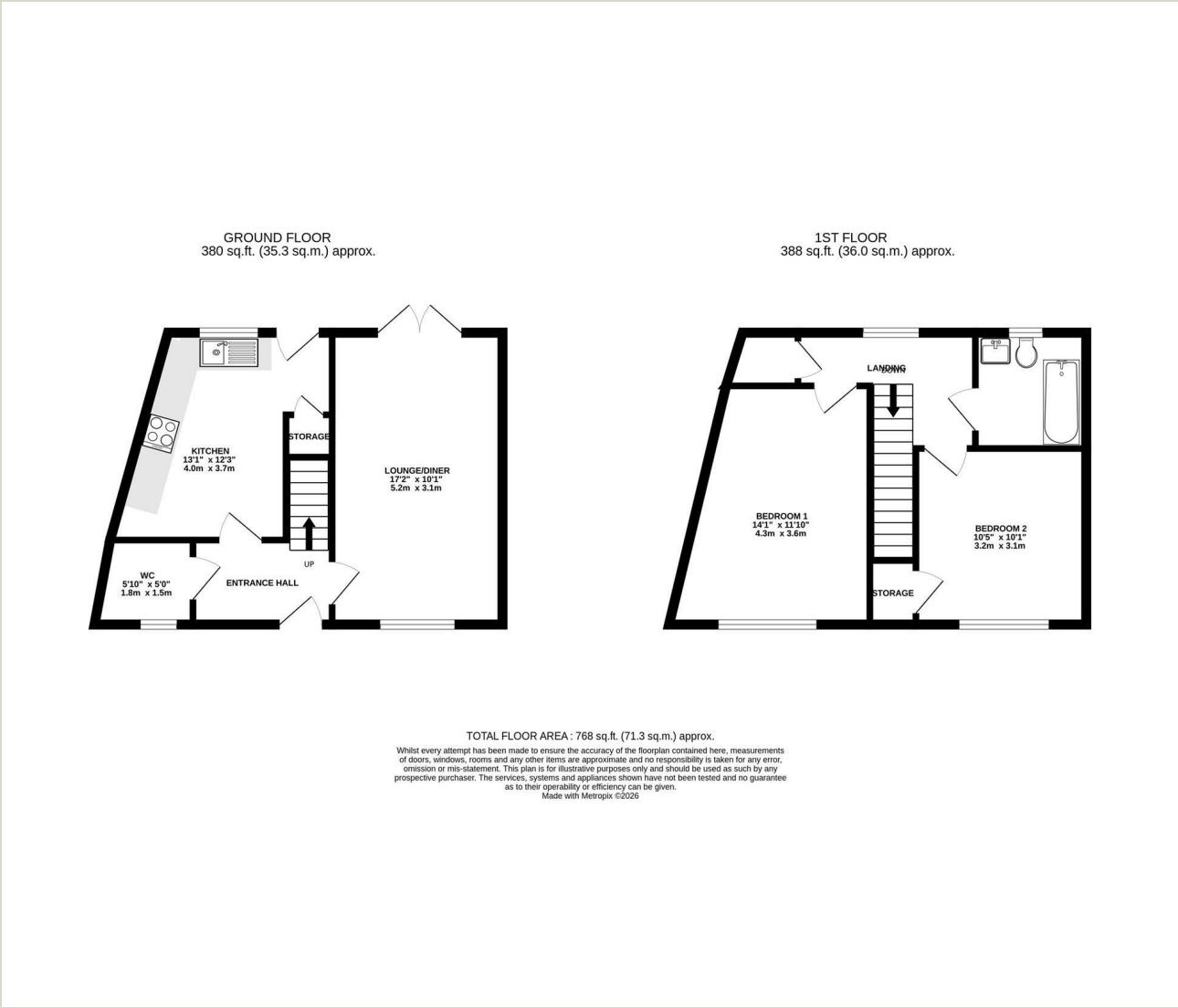












We value more than your property

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