

Little Francis Drive | Weymouth | Dorset | DT4 0FP

Guide Price £385,000

BEAUMONT JONES

Little Francis Drive | Weymouth
Dorset | DT4 0FP
Guide Price £385,000

We are delighted to offer this spacious and modern three double bedroom detached family home, ideally positioned within the popular Curtis Fields development. Built just four years ago and benefiting from the remainder of a 10-year NHBC warranty, with approximately six years remaining, this well-presented home offers peace of mind alongside stylish accommodation. The property comprises a generous kitchen/diner, utility room, downstairs cloakroom and a spacious living room with patio doors opening onto the enclosed rear garden. Upstairs, there are three double bedrooms, with the principal bedroom benefiting from a dressing room and shower en-suite, alongside a contemporary family bathroom. Externally, the property enjoys a sunny aspect garden, a car port and additional off-road parking. Conveniently located within a sought-after school catchment area and close to a range of local amenities, this fantastic family home offers both space and practicality in a desirable residential setting.

- Spacious Three Double Bedroom Detached Family Home
- Well-Positioned Within The Popular Curtis Fields Development
- Spacious Living Room With Patio Doors Opening Onto The Enclosed Rear Garden
- Dressing Room To The Master Bedroom
- Built In 2022 With 6 Years Remaining On The NHBC
- Generous Sized Kitchen/Diner Plus A Separate Utility
- Downstairs Cloakroom, En-Suite To The Master Bedroom & Family Bathroom
- Car Port Plus Additional Parking (Two Vehicles In Total)

Full Description

Entrance to this spacious and modern family home is via a front aspect double glazed door leading into a welcoming entrance hall with stairs rising to the first floor. Stylish LVT flooring runs throughout the ground floor, and doors provide access to all principal rooms. Built just four years ago and benefiting from the remainder of its NHBC warranty with approximately six years remaining, this attractive home offers well-proportioned accommodation throughout. The spacious living room provides ample space for a range of furniture, with a front aspect double glazed window and rear aspect double glazed patio doors opening directly onto the







This modern family home is well-positioned within the popular Curtis Fields development and was built in 2022 with 6 years remining on the NHBC.











enclosed garden. The cloakroom comprises a WC with concealed cistern, wall mounted wash hand basin and modern tiled splash backs.

Undoubtedly the heart of the home, the generous kitchen/diner offers an excellent entertaining and family space. Fitted with a comprehensive range of eye and base level units with work surfaces over, integrated appliances include an eye-level double oven, four-ring induction hob with extractor hood over, fridge/freezer and dishwasher. Dual aspect double glazed windows flood the room with natural light, creating a bright and airy atmosphere. A door leads through to the separate utility room, which benefits from a rear aspect door to the garden, a built-in understairs cupboard housing the pressurised tank, a cupboard containing the gas boiler, and space and plumbing for both a washing machine and tumble dryer with fitted work surface over.

The first floor landing enjoys a rear aspect double glazed window, loft access via a hatch, and doors leading to all bedrooms and the family bathroom. The principal bedroom is a generous double room with a rear aspect double glazed window and access to both the dressing room and en-suite shower room. The dressing room benefits from a front aspect double glazed window and radiator, offering excellent scope for fitted wardrobes or use as a home office. The en-suite comprises a shower cubicle with wall mounted mixer shower, WC with concealed cistern, vanity wash hand basin, heated towel rail and partially tiled walls. Bedroom two is a well-proportioned double bedroom with a front aspect double glazed window, while bedroom three is a further double room overlooking the rear garden. The contemporary family bathroom is fitted with a bath and mixer shower over with glass screen, WC with concealed cistern, vanity wash hand basin, heated towel rail, front aspect double glazed window and partially tiled walls.











Outside, the rear garden enjoys a sunny aspect and is predominantly laid to lawn with a patio area abutting the property, ideal for outdoor dining and entertaining. Further benefits include planted borders, a garden shed, power supply and gated side access. To the front, attractive shrubs and planting create an appealing approach with a pathway leading to the main entrance. The adjoining car port provides covered parking for one vehicle, with an additional off-road parking space situated in tandem.

Located in the modern and desirable new development of Curtis Fields, a short drive from the Old Harbour, main beach and Weymouth town centre. Also conveniently located nearby are grocery shops and other local amenities. There are also a range of primary and secondary schools within walking distance.

Agents Note: The vendor informs us that there is an annual service charge of £295.00 per annum.

Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band D. Services: - Mains gas, electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.





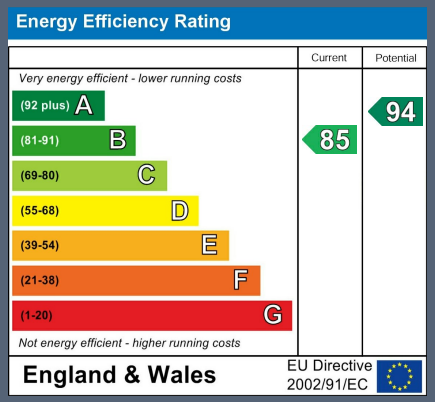
En-suite and dressing room to the master bedroom.



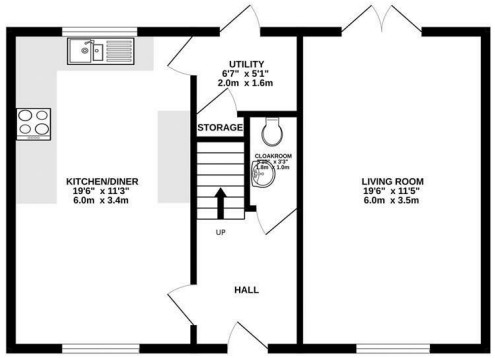




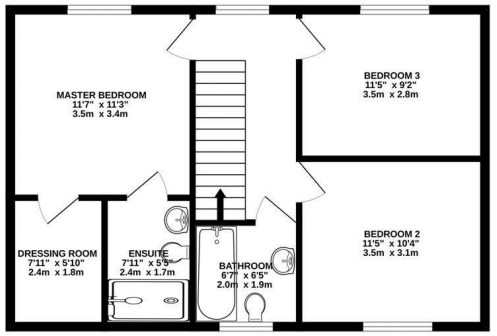




GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 1141 sq.ft. (106.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

33 St Thomas Street
Weymouth
Dorset
DT4 8EJ
01305 787434
sales@beaumontjones.co.uk
www.beaumontjones.co.uk

We value more than your property