



Plot 152, 6 Loveridge Grove, Nottingham Park, Nottingham, Weymouth,

An attractive brand new detached home with three bedrooms, garage, two parking spaces and driveway situated on the exciting development at Nottingham Park

Guide Price
£570,000

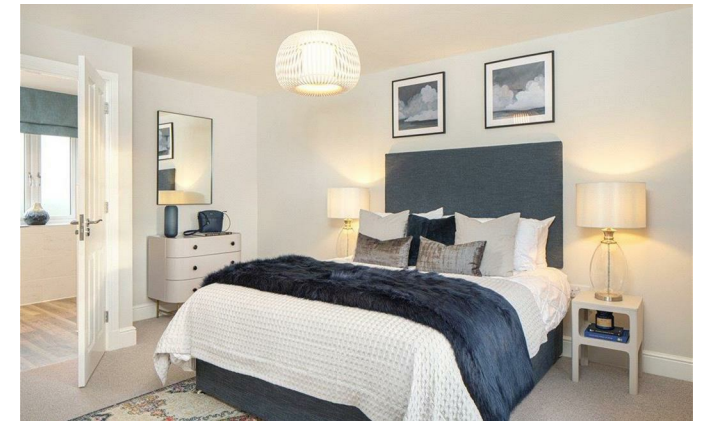
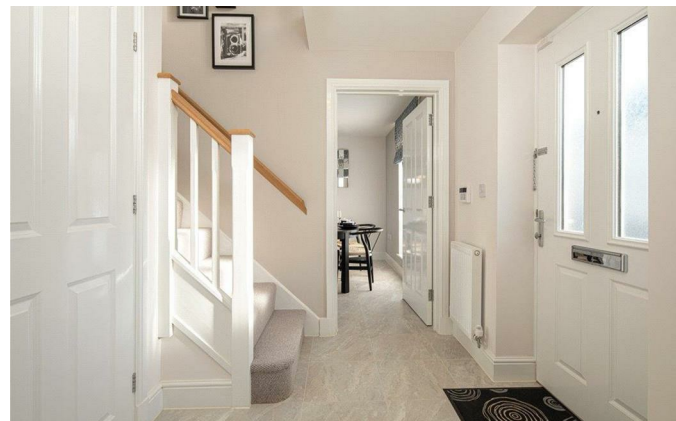
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

**Plot 152,
6 Loveridge Grove, Nottingham Park,
Nottingham, Weymouth,
Dorset, DT3 5DF**

- 2 storey detached house
- 3 bedrooms, including principal bedroom with en-suite
- Sitting room with double doors to the enclosed garden
 - Garage and two parking spaces
 - Anticipated Build Complete Date May 2024
 - Council Tax Banding – Banding TBC
 - EPC Predicted Energy Performance Rating - B
- Please call Symonds & Sampson Poundbury office on 01305 251154

Viewing strictly by appointment
Symonds & Sampson
01305 251154





The Property

An attractive brand new detached home situated on the exciting development at Nottingham Park. Plot 152 is constructed with white rendered elevations under a tiled roof with accommodation arranged over two floors comprising three bedrooms, two bathrooms, garage, two parking spaces and a driveway.

On the ground floor, a welcoming entrance hall with useful downstairs cloakroom and understairs storage cupboard. The open plan kitchen/dining room will be fitted with attractive wall and floor cupboards with worksurfaces over. There will be a range of integrated appliances, and a separate utility room with external door to the garden.

On the first floor are three bedrooms with the principal bedroom benefitting from an en-suite bath shower room, a contemporary fitted bathroom with shower over the bath, airing cupboard and hatch to a loft space.

Externally to the front, shrub and flower borders, garage and a paved driveway with off road parking for two vehicles. A timber gate leads to an enclosed, laid to lawn garden with a paved area and shrubs.

The property will include a NHBC 10-year warranty and benefits from a gas fired central heating system.

Please Note:

The drawings and particulars are for illustrative purposes only and shall not form part of any contract. Example images on the brochure are from a typical show home.

Situation

Nottingham Park is conveniently situated on the edge of Nottingham village. This exciting development is designed around green open spaces, tree lined avenues, woodland play area and walkways. A good range of amenities can be found within approximately 1 mile including a general store, petrol station, florist, veterinary clinic, supermarket and sport centre, all located on Dorchester Road. There are

also both primary and secondary schools close by.

The location also allows easy access to the Dorset Countryside, with Lorton Meadows a short walk away, perfect for dog walking and family strolls through peaceful meadows and woodland.

Weymouth town centre can be found within approximately 2 miles and offers a comprehensive range of shops, marina and picturesque harbour, blue flag sandy beach and a range of recreational and cultural facilities. The area also provides the opportunity to enjoy a range of sailing and water sports activities, beaches and walks along the World Heritage Jurassic. There is a mainline rail station at Upwey, approximately ¾ of a mile from the property which provides rail links to London Waterloo and Bristol Temple Meads.

Services

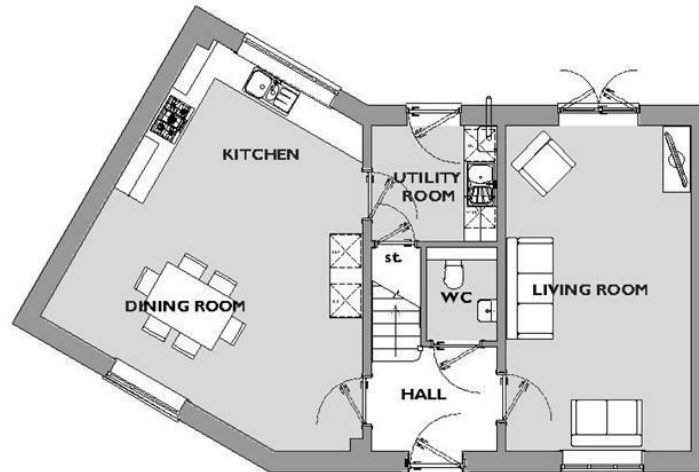
Mains gas, electric, water and drainage.
Gas fired central heating system.

Estate management charge
£199.15 per annum

Local Authority
Dorset Council - Tel: 01305 251010

Council tax band – Banding TBC.
Predicted EPC band - B

Directions
From Dorchester take the A354 Weymouth relief road, signposted to Weymouth. At the first roundabout take the 2nd exit signed Weymouth. Continue for about 2 miles and at the 2nd roundabout take the 3rd exit signed Upwey. Proceed along this road, taking the third left hand turning, signed Nottingham and take the left hand turn into the development.



PLOT 152

THREE BEDROOM HOME

FIRST FLOOR

Bedroom 1
3.27 x 3.57m (10'9" x 11'9" max)
(Dimensions excluding wardrobe recess)

Bedroom 2
3.8 x 2.92m (12'6" x 9'7" max)

Bedroom 3
3.8 x 2.92m (12'6" x 9'7")

GROUND FLOOR

Living Room
3.40 x 5.95m (11'2" x 19'6" max)

Kitchen / Dining Room
4.83 x 5.95m (15'10" x 19'6" max)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Poundbury/PGS/17/01/24

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