



Plot 156 The Drove, Nottingham Park, Weymouth, Dorset

A three bedroom semi-detached house with a main bedroom en-suite, bathroom, kitchen/ dining room, living room, garage with parking for two cars

Guide Price
£420,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Plot 156 The Drove, Nottingham Park, Weymouth, Dorset, DT3 5DF

- 2 storey semi- detached house
- 3 double bedrooms, including principal bedroom with en-suite
 - Flooring included.
 - Enclosed garden
- Single garage with parking for two cars
- Council Tax Banding – Banding TBC
 - EPC B
- Please call Symonds & Sampson Poundbury office on 01305 251154

Viewing strictly by appointment
Symonds & Sampson
01305 251154





Plot 156 is constructed with rendered elevations under a slate roof with accommodation arranged over two floors comprising of three bedrooms and two bathrooms, garage with parking for two cars.

On the ground floor, an entrance hall with useful downstairs cloakroom and understairs storage cupboard, leads into a front sitting room. 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, glazed doors from the dining room area to the garden. On the first floor are three double bedrooms with the principal bedroom benefitting from an en-suite shower room, a contemporary fitted bathroom suite, airing cupboard and hatch to a loft space.

Externally, shrub and flower borders to the front. A timber gate to the side with access to the enclosed lawned garden with a paved area. Garage to the side with parking area for two cars.

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 plot 137 except the garden which is for illustrative purposes..

Situation

Nottingham Park is conveniently situated on the edge of Nottingham village and in a conservation area. This exciting development is designed around green open spaces, tree lined avenues, woodland play area and walkways. Nottingham Park offers the perfect setting for those looking to enjoy the benefits of a low-maintenance, energy-efficient new home set in the Dorset countryside nestled just off the world-famous Jurassic coast.

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 offers rail links to Dorchester, Bournemouth, London Waterloo and Bristol Temple Meads.

Services

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

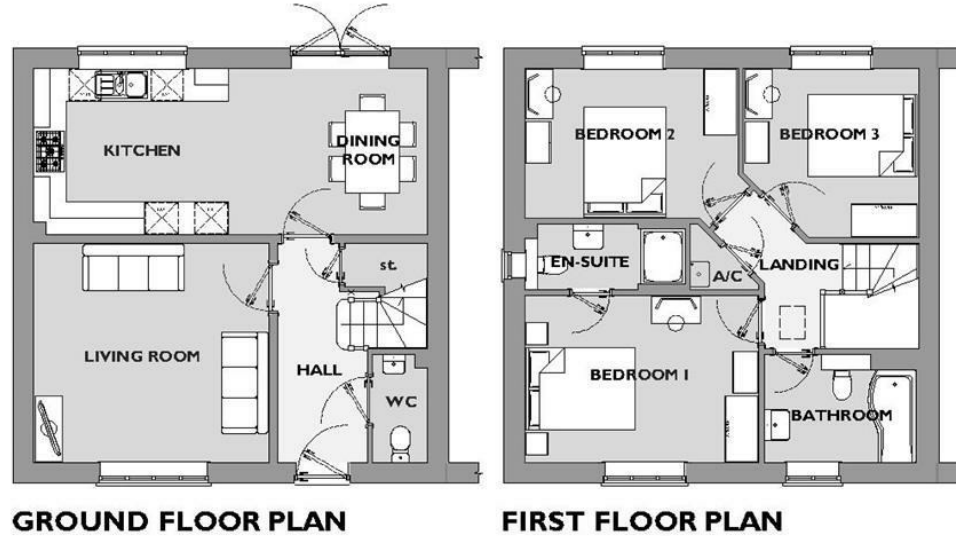
Local Authority
Dorset Council - Tel: 01305 251010

Council tax band – new build to be assessed
EPC band - B

Estate management charge
£171.03 per annum

Tenure
Freehold

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 156

THREE BEDROOM HOME

FIRST FLOOR

Bedroom 1
4.27 x 3.06m (14' x 10'1ft max)

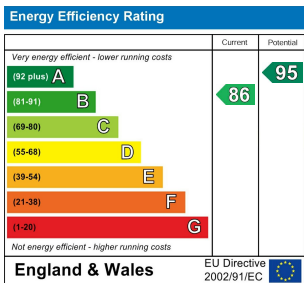
Bedroom 2
3.89 x 2.73m (12'9 x 9ft max)
(Dimensions excluding door recess)

Bedroom 3
3.2 x 3.08m (10'6 x 10'2ft)
(Dimensions excluding door recess)

GROUND FLOOR

Living Room
4.30 x 4.03m (14'1 x 13'3ft max)

Kitchen / Dining Room
7.19 x 3.03m (23'7 x 10'0ft max)



Poundbury/PGS/20.06.24

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ESTABLISHED 1858

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