



Plot 192

The Drove | Nottingham Park | Weymouth | DT3 5FY

£349,000

BEAUMONT  JONES

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Welcome to Plot 192 The Drove a BRAND NEW brick built three bedroom mid-terrace home within the popular Nottingham Park Development. Built by CG FRY this beautiful property is close to open woodlands and boasts a welcoming hall, downstairs cloakroom, living room, generous sized kitchen/diner with integrated appliances and patio doors leading out onto the rear garden, three bedrooms (two doubles & 1 single) family bathroom, enclosed rear garden, garage and off road parking.

- Brand New Three Bedroom Mid-Terrace House
- Nottingham Park Development
- 10 Year New Build Warranty with NHQB
- Beautiful Kitchen/Diner with Integrated Appliances
- Close to Open Woodlands
- Downstairs Cloakroom & Contemporary Bathroom
- Built By CG FRY
- Garage & Off Road Parking
- Enclosed Rear Garden

Full Description

Welcome to Plot 192 a brand new brick built mid-terrace home offering a welcoming hall with stairs rising to the first floor, cloakroom and a built in under stairs storage cupboard. The spacious living room has a bright and airy feel with plenty of space for furniture. The beautiful kitchen/diner is a generous size offering a wide range of eye and base level units with work surfaces over, integrated appliances, plenty of space for a dining table and chairs and a set of rear aspect double glazed patio



This beautiful brick built, brand new mid-terrace home is within the popular development of Nottingham Park, built by CG FRY.



CG FRY & SON
DEVELOPMENT



doors lead out onto the enclosed garden.

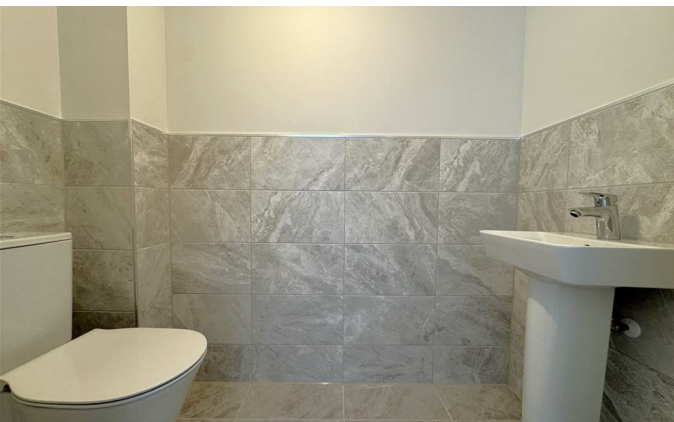
The first floor offers a landing area with doors leading through to the contemporary bathroom and three bedrooms (two doubles & 1 single).

Outside boasts an enclosed rear garden mainly laid to lawn with a patio area abutting the property. The garage is under a lease, up and over door with power and lighting. There is off road parking for one car.

The development is located on north side of Weymouth making it ideal for easy road links in to the town centre or Dorchester. Nearby schools include The Wey Valley Academy, St Nicholas & Radipole Primary. Shopping facilities at Sainsbury's and Morrisons are close by along with Redlands Sports Hub and M&S garage. Weymouth Town Centre offers further shopping facilities, pavilion theatre, beach and harbourside plus train links direct to London Waterloo. from Upwey station which is a short walk away.

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

Agents Note: There is an estate management charge of £143.87 PA.



Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band TBC. Services: - Gas central heating, mains 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.

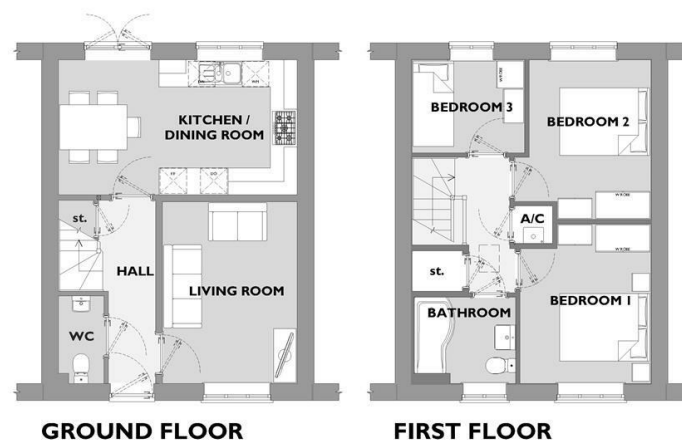


10 year new build warranty with NHQB.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	



PLOT 192

THREE BEDROOM HOME

FIRST FLOOR

Bedroom 1
2.90 x 3.55m (9'6 x 11'8ft max)
(Dimensions including recess)

Bedroom 2
2.70 x 3.54m (8'10 x 11'8ft max)
(Dimensions excluding door recess)

Bedroom 3
2.50 x 2.06m (8'2 x 6'9ft)

GROUND FLOOR

Living Room
2.99 x 4.04m (9'10 x 13'3 ft max)

Kitchen / Dining Room
5.30m x 3.00 m (17'5 x 9'10 ft max)

We value more than your property

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