



Symonds
& Sampson

Plot 190

23 The Drove, Nottingham Park, Weymouth, Dorset

Plot 190

23 The Drove
Nottingham Park Weymouth
Dorset DT3 5FY

A four bedroom detached family home with a generous sized garden.



- Spacious detached home
- Kitchen/dining room with separate utility room
 - Bathroom & ensuite facilities
 - Enclosed garden
 - Garage and one parking space
- Please call Symonds & Sampson Poundbury office on 01305 251154

Guide Price **£565,000**

Freehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



THE PROPERTY

The beautiful kitchen/dining room is of a generous size with integrated appliances and space for a dining table and chairs. The utility room with a rear aspect door leading out onto the garden. The sitting room with patio doors with accessing the garden.

The property has three double bedrooms with the main bedroom including an ensuit, a single bedroom and a bathroom and separate airing cupboard.

OUTSIDE

Outside offers a generous sized level garden laid to lawn and patio. To the side of the property there is a garage and one allocated parking space

SITUATION

Nottingham Park is an exciting new development 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.

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 $\frac{3}{4}$ of a mile from the property which provides rail links to London Waterloo and Bristol Temple Meads.

DIRECTIONS

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Jurassic. There is a mainline rail station at Upwey, approximately $\frac{3}{4}$ 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.

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

Local Authority Dorset Council - Tel: 01305 251010

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

Estate management charge
£205.53 per annum(2026)





FIRST FLOOR



GROUND FLOOR

PLOT 190

FOUR BEDROOM HOME

FIRST FLOOR

Bedroom 1
3.71 x 3.75m (12'2 x 12'4ft max)
(Dimensions including airing cup'd)

Bedroom 2
3.76 x 3.30m (12'4 x 10'10ft)

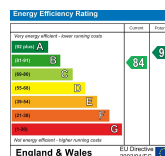
Bedroom 3
3.36 x 3.25m (11'0 x 10'8ft max)
(Dimensions excluding door recess)

Bedroom 4
2.16 x 2.80m (7'1 x 9'2ft)

GROUND FLOOR

Living Room
3.71 x 6.65m (12'2 x 21'10ft max)

Kitchen / Dining Room
3.71 x 6.65m (12'2 x 21'10ft max)



Poundbury/PGS/12.08.26



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