



## Plot 74 Frampton

Holwell Drive | Nottingham Park | Weymouth | DT3 5EH

**£450,000**

BEAUMONT  JONES

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Welcome to phase two at Plot 74 - Frampton, Holwell Drive a BRAND NEW brick built three double bedroom semi-detached home within the popular Nottingham Park Development. Built by CG FRY this beautiful property is close to open woodlands This new phase has additional features including underfloor heating to the ground floor powered by an air source heat pump and two solar panels. The accommodation includes a welcoming hall, downstairs cloakroom, living room, generous sized kitchen/diner with integrated appliances, separate utility room with a door leading out onto the rear garden, master en-suite shower room, family bathroom, Westerly-Facing enclosed rear garden, garage and off road parking for two cars.

- Westerly-Facing Rear Garden
- Beautiful Kitchen/Diner with Integrated Appliances & Utility Room
- Underfloor Heating To The Ground Floor & Two Solar Panels
- Downstairs Cloakroom, En-Suite to Master Bedroom & Family Bathroom
- 10 Year New Build Warranty with NHQB
- Brand New Three Double Bedroom Semi-Detached House
- Close to Open Woodlands
- Air Source Heat Pump
- Built By CG FRY
- Garage & Off Road Parking For Two Cars

## Full Description

Welcome to phase two at Plot 74 - Frampton a brand new brick built semi-detached 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. The separate utility room has space and plumbing for a washing machine and tumble dryer with a rear aspect door leading out onto the Westerly-Facing garden.

The first floor offers a landing area with doors leading through to the main family bathroom and three bedrooms with the master



Phase two have additional features including underfloor heating throughout the ground floor, two solar panels and an air source heat pump.



bedroom benefitting a contemporary shower en-suite.

Outside offers an enclosed Westerly-Facing rear garden mainly laid to lawn with a patio area abutting the property. Gated side access leads out onto the block paved driveway providing off road parking for two cars in tandem. The single garage has an up and over door, power and lighting.

Additional features include underfloor heating throughout the ground floor, two solar panels and an air source heat pump.

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 £185.49 pa (2026)

Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band TBC. Services: - Air source heat pump, 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.

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**CG FRY & SON**  
DEVELOPMENT



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**FIRST FLOOR**



**GROUND FLOOR**

## PLOT 74

THREE BEDROOM HOME

### FIRST FLOOR

Bedroom 1  
3.35 x 3.70m (10'11 x 12'1ft max)  
(Dimensions excluding wardrobe recess)

Bedroom 2  
3.74 x 2.92m (12'3 x 9'7ft max)

Bedroom 3  
3.1 x 2.92m (10'2 x 9'7ft)  
(Dimensions excluding door recess)

### GROUND FLOOR

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

Kitchen / Dining Room  
3.35 x 5.95m (11'0 x 19'6ft max)

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

*We value more than your property*