



Symonds
& Sampson

11 Loveridge Grove

Nottingham, Weymouth

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Grove

Nottingham

Weymouth

DT3 5EH

An impressive and beautifully presented three double bedroom house built in 2024 by CG Fry positioned on the popular Nottingham Park development, enjoying spacious living accommodation, parking and a garage.



- Beautifully presented accommodation
- Spacious well appointed kitchen/dining room
 - Principal bedroom with ensuite
- Enclosed, landscaped and easily maintained garden
 - Garage and allocated parking space
 - Close to schools and amenities
 - Residue 10 year warranty

Guide Price **£420,000**

Freehold

Weymouth Sales

01305 756989

weymouth@symondsandsampson.co.uk



THE PROPERTY

The accommodation is beautifully presented throughout with high quality and contemporary finishes. Entered via a welcoming entrance hall with useful understairs storage cupboard and ground floor cloakroom. The well proportioned sitting room is a bright and comfortable reception room featuring attractive Karndean flooring and stylish shutters. To the rear of the house lies an impressive open plan kitchen/dining room, perfectly designed for modern family living and entertaining, fitted with an extensive range of wall and floor cupboards and a full range of integrated appliances and enjoying an attractive outlook over the rear garden with double French doors opening to the garden.

On the first floor are three double bedrooms with the main bedroom benefitting from an integrated corner wardrobe and contemporary fitted en-suite shower room. Bedroom two is another generous double room currently used as a home office and overlooking the rear garden.

OUTSIDE

There is a small flower border to the front. The rear garden has been thoughtfully landscaped and designed for ease of maintenance. A paved terrace and planted raised beds with

ornamental pond provides an ideal setting for relaxation and outdoor dining. a gated pathway at the rear leads to the single garage and private parking area. The garage benefits from power and lighting with excellent storage in addition to off road parking.

SITUATION

Nottingham Park is a development on the edge of Weymouth 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

What3words:///sprayed.sublime.bedsread

SERVICES

All main services are connected.

Gas fired central heating.

Broadband - Ultrafast speed available.

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.

(<https://www.ofcom.org.uk>)

Council Tax Band: D

(Dorset Council - 01305 251010)

First Port Residential Property Management Nottingham Park

Annual Service charge payable in Advance of £249 for 01/01/2026 - 31/12/2026



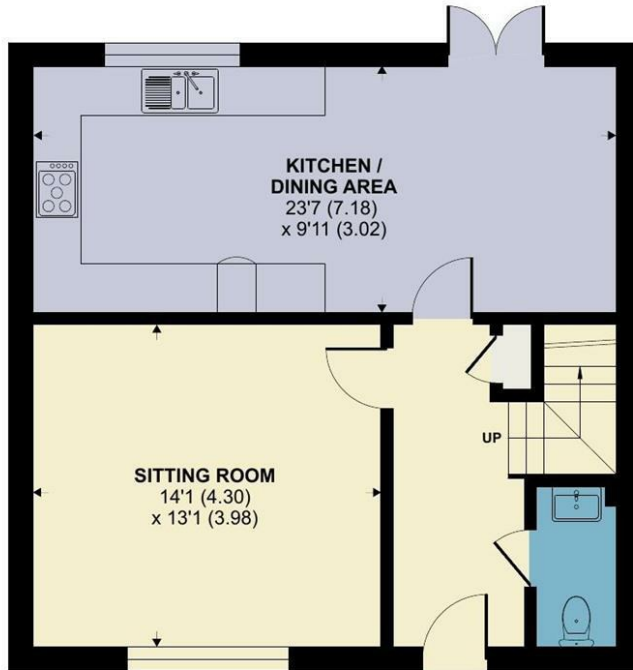
Loveridge Grove, Weymouth

Approximate Area = 1112 sq ft / 103.3 sq m

For identification only - Not to scale



Denotes restricted head height

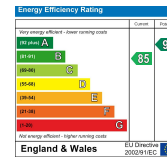


GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1530465



Weymouth/DW/14.10.26



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