



CG FRY & SON
DEVELOPMENT

Nottingham Park Phase 2 – Launching Saturday 18th April

Join us between 10am and 4pm, as we unveil the next phase of our popular Weymouth development.

Discover our newest collection of 3 and 4 bedroom homes for sale, set within green open spaces, tree-lined avenues and walkways.

Call us today to book your appointment.

Nottingham Park Sales Office, Off Nottingham Lane,
Weymouth, DT3 5FY

01305 470030
cgfry.co.uk



Plot 211

Tumulus Lane | Nottingham Park | Weymouth | DT3 5FZ

£420,000

BEAUMONT  JONES

Plot 211

Tumulus Lane | Nottingham Park

Weymouth | DT3 5FZ

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Welcome to Plot 211 Tumulus Lane a BRAND NEW rendered three double bedroom semi-detached 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, master en-suite shower room, family bathroom, generous sized enclosed rear garden, garage and off road parking for two cars.

- Brand New Three Double Bedroom Semi-Detached House
- 10 Year New Build Warranty with NHQB
- Close to Open Woodlands
- Built By CG FRY
- Build Complete & Ready to Purchase
- Nottingham Park Development
- Beautiful Kitchen/Diner with Integrated Appliances
- Downstairs Cloakroom, En-Suite to Master Bedroom & Family Bathroom
- Garage & Off Road Parking For Two Cars

Full Description

Welcome to Plot 211 a brand rendered 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 and a set of rear aspect double glazed patio



This beautiful rendered brand new semi-detached home is located within the popular development of Nottingham Park, built by CG FRY.



doors lead out onto the enclosed rear garden.

The first floor offers a landing area with doors leading through to the main family bathroom and three bedrooms with the master bedroom benefitting a contemporary shower en-suite.

Outside offers an enclosed 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 style in front of the garage. The single garage has an up and over door, power and lighting.

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 £175.47 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.



Build complete and ready to purchase with a 10 year new build warranty with NHQB.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(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 211

THREE BEDROOM HOME

FIRST FLOOR

Bedroom 1
3.54 x 3.26m (11' 8 x 10'8ft max)

Bedroom 2
2.94 x 3.16m (9'8 x 10'4ft max)

Bedroom 3
2.90 x 3.16m (9'6 x 10'4ft)

GROUND FLOOR

Living Room
3.64 x 4.77m (11'11 x 15'8ft max)

Kitchen / Dining Room
5.95 x 3.58m (19'6 x 11'9ft max)



(Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these.)

Furniture shown on floor plans is for illustrative purposes only.

We value more than your property

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