

Symonds  
& Sampson

Plot 80, 2 Steward Road  
Nottingham, Weymouth

# 2 Steward Road

Nottingham Park  
Weymouth  
Dorset DT3 5FX

A four bedroom detached house with en suite to principal bedroom, bathroom, kitchen/dining room, utility room and living room. Garage with charging point.



- Spacious detached home
- Kitchen/dining room with separate utility room
  - Bathroom & ensuite facilities
  - Fully enclosed south facing garden
  - Single garage and two parking spaces
- Please call Symonds & Sampson Poundbury office on 01305 251154

Guide Price **£590,000**

Freehold

Poundbury Sales  
01305 251154  
[poundbury@symondsandsampson.co.uk](mailto:poundbury@symondsandsampson.co.uk)



## THE PROPERTY

This new collection of high quality, energy efficient 3 and 4 bedroom homes is nestled between a tranquil woodland area and feature ponds, offering a relaxing place to call home.

Following the popular first release, phase 2 continues our commitment to building well-designed, sustainable homes in a picturesque setting. It includes forward-thinking technology, with features such as solar PV panels, air source heat pumps and underfloor heating on the ground floor.

Designed to sit harmoniously near the Nottingham Village conservation area, the homes feature high ceilings, large windows, and the traditional Dorset character ensures the development feels like a natural extension of its historic surroundings. The neighbourhood is set within tree-lined avenues and green open spaces, complete with a woodland play area, and dedicated walkways.

## OUTSIDE

Outside offers a generous sized level garden laid to lawn and patio. To the side of the property there is a garage and two allocated parking spaces. Vehicle charging point.

## 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

What3words:///dispose.glass.nylon

## SERVICES

Mains gas, electric, water and drainage.  
Under floor heating to ground floor.  
Air source heat pump. Solar PV panels.

The property will include a NHBC 10-year warranty.

Local Authority Dorset Council - Tel: 01305 251010

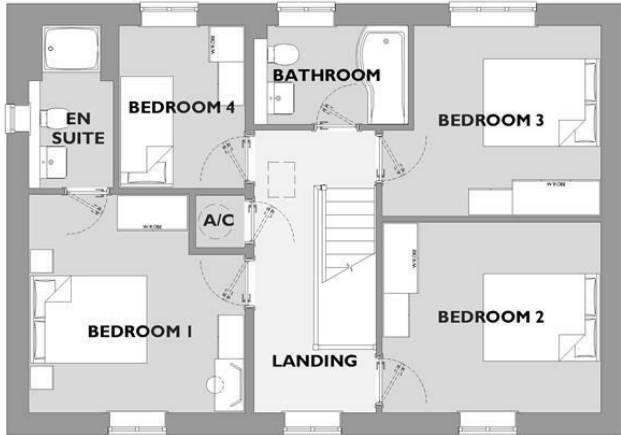
Council tax band – new build to be assessed

Predicted EPC band - B

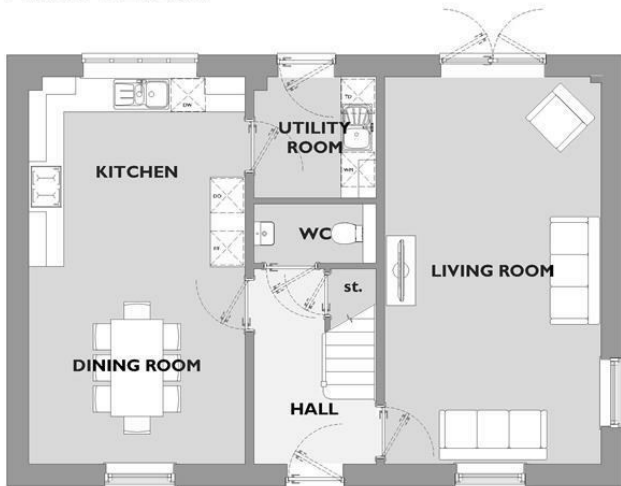
Estate management charge  
£238.89 per annum (2026)

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





**FIRST FLOOR**



**GROUND FLOOR**

# PLOT 80

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 3.27m (12'4 x 10'9ft)

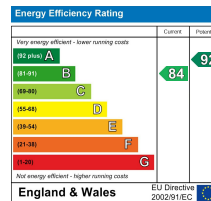
Bedroom 3  
3.21 x 3.27m (10'7 x 10'9ft max)  
(Dimensions excluding door recess)

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)



Weymouth/pgs/26.5.26



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