

Symonds
& Sampson



Plot 213

30 The Drove, Nottingham Park, Weymouth, Dorset

Plot 213

30 The Drove
Nottingham Park
Weymouth
Dorset DT3 5FY

A beautiful 4 bedroom stone finished detached curved home backing onto fields.



- Spacious detached home
- Separate sitting room
- Bathroom & ensuite facilities
 - Enclosed garden
- Double garage and four parking spaces
- Please call Symonds & Sampson Poundbury office on 01305 251154

Asking Price **£615,000**

Freehold

Weymouth Sales
01305756989
weymouth@symondsandsampson.co.uk



INTRODUCTION

The home includes a separate sitting room with patio doors, kitchen/dining room, a utility room, three double bedrooms, principal bedroom with en-suite, a single bedroom, bathroom, double garage with additional parking for four cars.

THE PROPERTY

On the ground floor, a welcoming hall with stairs rising to the first floor, and downstairs cloakroom. The spacious sitting room to one side has a bright and airy feel with a window to the front and a set of rear double glazed patio doors leading out onto the fully enclosed rear garden. The unusually shaped, beautiful, and spacious kitchen/dining room is the hub of the home offering a range of eye and base level units with work surfaces over, integrated appliances, plenty of space for a dining table and chairs, and room for a sofa. There are five sets of windows to the kitchen, creating a light and great family entertaining area. There is a utility room off the kitchen with a rear aspect door leading out onto the garden.

The first floor offers a spacious landing area leading to the family bathroom and four bedrooms, three double rooms and a single with the principal bedroom benefitting a contemporary shower en-suite.

Please Note:

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.

OUTSIDE

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

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. 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
EPC band - B

Estate management charge
£204.81 per annum(2025)



PLOT 213

FOUR BEDROOM HOME

GROUND FLOOR

Living Room

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

Kitchen / Dining Room

5.46 x 5.95m (17'11 x 19'6ft max)

(Dimensions taken from center point of room)



GROUND FLOOR PLAN

FIRST FLOOR

Bedroom 1

3.13 x 4.45m (10'3 x 14'7ft max)

(Dimensions taken from center point of room)

Bedroom 2

3.10 x 3.14m (10'2 x 10'4ft max)

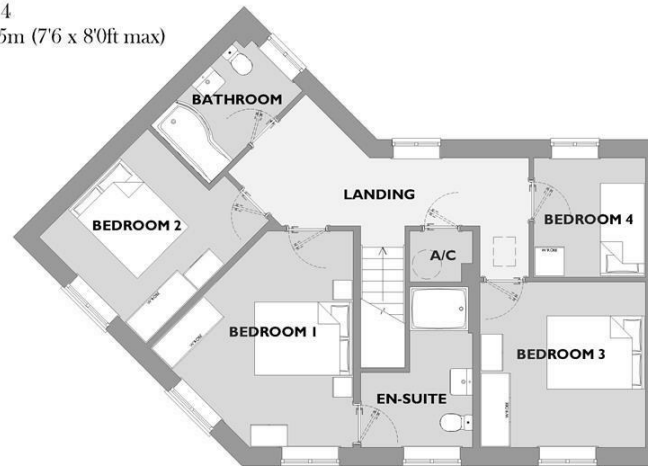
(Dimensions excluding door recess)

Bedroom 3

3.40 x 3.40m (11'2 x 11'2ft max)

Bedroom 4

2.29 x 2.45m (7'6 x 8'0ft max)



FIRST FLOOR PLAN

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
95 (A+++)	A	85	85
91-95 (B+++)	B		
86-91 (B++)	C		
82-86 (B+)	D		
77-82 (B)	E		
72-77 (C+)	F		
67-72 (C)	G		
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	