

Autumn Windfall Event

Find out more on Saturday 12th September, 10am to 4pm



Plot 195

The Drove | Nottingham Park | Weymouth | DT3 5FY

£510,000

BEAUMONT  JONES

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****ALL FLOORING IS FITTED AND INCLUDED WITHIN THE SALE****

Welcome to Plot 195 The Drove a BRAND NEW brick built four bedroom semi-detached family home within the popular Nottingham Park Development. Built by CG FRY this beautiful property is close to open woodlands and boasts a rear garden with gated side and rear access, welcoming hall, downstairs cloakroom, living room with patio doors leading out onto the rear garden, generous sized kitchen/diner with some integrated appliances, utility room, master en-suite shower room, family bathroom, enclosed rear garden, garage and off road parking for two cars.

- Brand New Four Bedroom Semi-Detached Family Home
- Beautiful Spacious Kitchen/Diner with Some Integrated Appliances
- Garage & Off Road Parking For Two Cars Located At The Rear Of The Property
- Downstairs Cloakroom, En-Suite to Master Bedroom & Family Bathroom
- Nottingham Park Development
- Built By CG FRY
- Build Complete & Ready to Purchase
- Close To Open Woodland
- 10 Year New Build Warranty with NHBC
- Fitted Flooring Included Within The Sale

Full Description

*****ENJOY UP TO £10,000 TOWARDS YOUR STAMP DUTY ON THIS BEAUTIFULLY FINISHED HOME WHICH IS READY TO MOVE INTO*****

Welcome to Plot 195, a brand new brick built four bedroom semi-detached family home offering a welcoming hall with stairs rising to the first floor, contemporary cloakroom. The spacious living room has a bright and airy feel with plenty of space for furniture and a set of rear aspect double glazed patio doors lead out onto the rear garden. The beautiful kitchen/diner is the hub of the home offering a generous size



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



boasting a wide range of eye and base level units with work surfaces over, some integrated appliances and plenty of space for a dining table and chairs as well as a sofa creating the perfect entertaining area. The separate utility room offers space and plumbing for a washing machine and tumble dryer, wall mounted gas boiler and a rear aspect double glazed door leads out onto the garden.

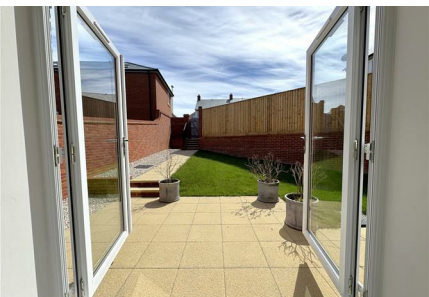
The first floor offers a spacious landing area with doors leading through to the main family bathroom and four generously sized bedrooms (three doubles & 1 single) with the master bedroom benefitting a contemporary shower en-suite.

Outside offers an enclosed rear garden laid to lawn with a patio area abutting the property. There is gated side and rear access leading out onto a block paved driveway providing allocated off road parking for two cars to the rear of the property. The garage has an up and over door with power and lighting also located at the rear of the property.

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.

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Agents Note: There is an estate management charge of £214.55 pa (2026)

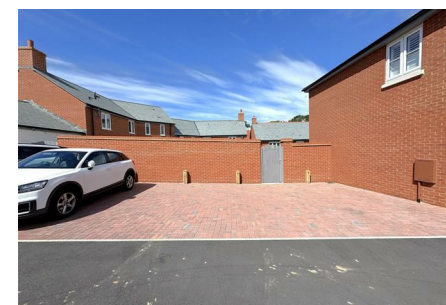
Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band TBC. Services: - Gas central heating, mains electric & drainage.

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 NHBC





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(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		

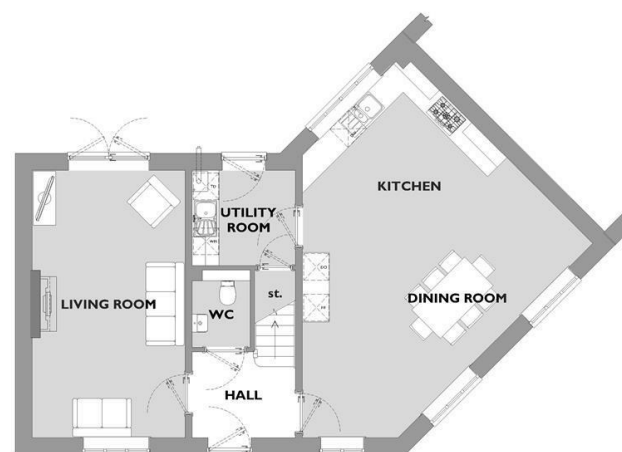
PLOT 195

FOUR BEDROOM HOME

GROUND FLOOR

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

Kitchen / Dining Room
5.46 x 5.95m (17'11 x 19'6ft)
(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)

Bedroom 4
2.29 x 2.45m (7'6 x 8'0ft)



FIRST FLOOR PLAN

We value more than your property

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