



## Plot 194

The Drove | Nottingham Park | Weymouth | DT3 5FY

**£575,000**

BEAUMONT  JONES

# Plot 194

The Drove | Nottingham Park

Weymouth | DT3 5FY

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Welcome to Plot 194 The Drove a BRAND NEW brick built four double bedroom detached home within the popular Nottingham Park Development. Built by CG FRY this beautiful property is close to open woodlands and boasts a rear garden, welcoming hall, downstairs cloakroom, living room with patio doors leading out onto the rear garden, generous sized kitchen/diner with integrated appliances, master en-suite shower room, family bathroom, generous sized enclosed rear garden, double garage and off road parking for two cars.

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

## Full Description

Welcome to Plot 194, a brand new brick built four bedroom detached family 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 and a set of rear aspect double glazed patio doors lead out onto the rear garden. The beautiful kitchen/diner is a generous size offering a range of eye and base level units with work surfaces over,



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



integrated appliances and plenty of space for a dining table and chairs. The separate utility room offer 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 landing area with doors leading through to the main family bathroom and four generously sized double bedrooms 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 access leading out onto a block paved driveway providing double off road parking for two cars in front of the double garage. The double garage has two up and over doors with 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.





**Fry**  
**CG FRY & SON**  
**DEVELOPMENT**



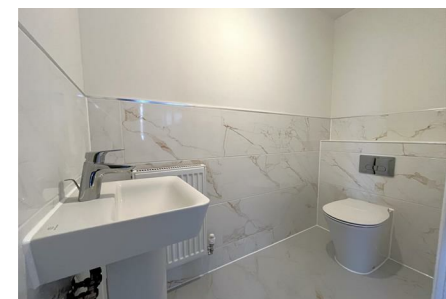
Please Note: The drawings and particulars are for illustrative purposes only and shall not form part of any contract. Example images are from a typical show home.

Agents Note: There is an estate management charge of £196.24 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.

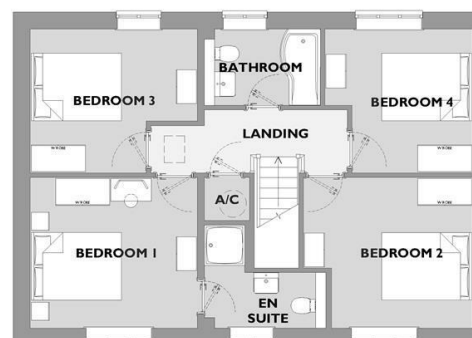
Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



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) <b>A</b>		92
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**FIRST FLOOR**



**GROUND FLOOR**

## PLOT 194

FOUR BEDROOM HOME

### FIRST FLOOR

Bedroom 1  
3.71 x 3.35m (12'2 x 10'11ft)

Bedroom 2  
3.76 x 3.35m (12'4 x 10'11ft max)  
(Dimensions including recess)

Bedroom 3  
3.71 x 3.20m (12'2 x 10'6ft max)  
(Dimensions including recess)

Bedroom 4  
3.28 x 3.20m (10'9 x 10'6ft max)  
(Dimensions including recess)

### 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)

*We value more than your property*

33 St Thomas Street  
Weymouth  
Dorset  
DT4 8EJ  
01305 787434  
sales@beaumontjones.co.uk  
www.beaumontjones.co.uk