

Symonds
& Sampson

Plot 80, 2 Steward Road
Nottingham, Weymouth

2 Steward Road

Nottingham Park
Weymouth
Dorset DT3 5DF

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



THE PROPERTY

Welcome to phase two at Plot 80 - Weston, Steward Road a BRAND-NEW brick built four-bedroom detached home within the popular Nottingham Park Development. Built by CG FRY this beautiful property is close to open woodlands and looks out onto a pond and rolling countryside views. This new phase has additional features including underfloor heating to the ground floor powered by an air source heat pump and two solar panels, and EV charge points.

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

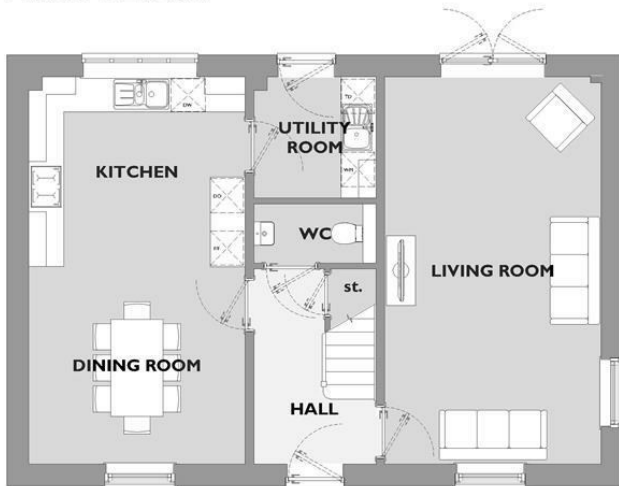
Estate management charge
£238.89 per annum (2026)

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)

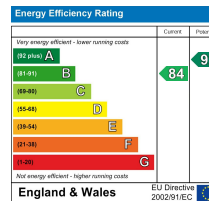
Bedroom 3
3.21 x 3.27m (10'7 x 10'9ft max)
(Dimensions excluding door recess)

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/Rev26.5.26



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