



Instinct Guides You



## Lorton Orchard, Weymouth £650,000

- No Onward Chain
- Beautifully Presented Throughout
- Four Double Bedrooms
- Generous Mature Rear Garden
- Bedroom With Balcony & Garden Views
- Garage & Parking
- Remaining NHBC Warranty
- Cul-de-sac Position
- Two Bathrooms & Cloakroom
- Modern Contemporary Build



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd  
15 Westham Rd.  
DT4 8NS

T 01305 775500  
E sales@wilsontominey.co.uk  
W www.wilsontominey.co.uk





Welcome to Lorton Orchard, a sought after cul-de-sac of stunning detached homes nestled within the prestigious Lorton Park development. This exceptional property boasts a spacious rear garden, garage, and ample parking, all complemented by beautifully designed contemporary living spaces.

Stepping inside, the heart of the home is the expansive living and dining room. A large sliding door seamlessly connects this space to the garden, creating a harmonious flow between indoor and outdoor living. The room's generous proportions offer ample space for a variety of furniture arrangements, providing versatility to suit your lifestyle.

Adjacent to the living area, the kitchen is a modern delight, featuring shaker-style cabinetry that pairs perfectly with sleek worktops. It comes fully equipped with integrated appliances, including a fridge/freezer, oven, hob, dishwasher, and even a wine cooler. The kitchen's bright dual aspect is enhanced by a charming bay window and direct access to the garden, making it a functional yet stylish space for entertaining. A well-appointed cloakroom completes the ground floor.

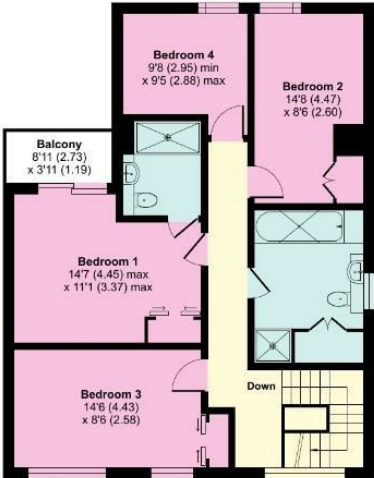
Ascending to the first floor, you'll find four bedrooms and a family bathroom. The principal bedroom is truly a standout, offering built in wardrobes, a private balcony with serene views of the garden, as well as a generous en-suite shower room. Bedrooms two and three feature built-in wardrobes, while bedroom four serves as a well-proportioned single room. The family bathroom is finished to a high standard, complete with a bath and overhead shower, wash hand basin, and WC.

One of the property's most impressive features is its substantial garden, beautifully landscaped with a variety of trees and shrubs. A mature treeline frames the left boundary, providing both privacy and a tranquil atmosphere.

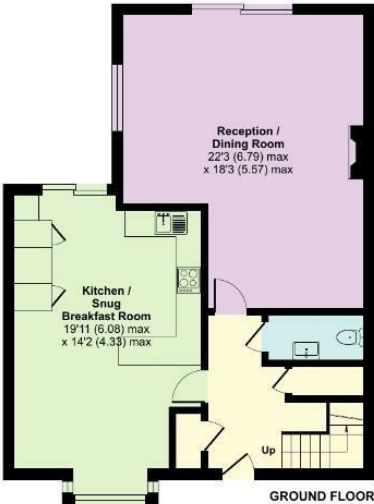


Lorton Orchard, Weymouth, DT3

Approximate Area = 1613 sq ft / 149.8 sq m  
Garage = 202 sq ft / 18.8 sq m  
Total = 1815 sq ft / 168.6 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Wilson Tominey Ltd. REF: 1276516

Wilson Tominey  
WEYMOUTH & COASTLINE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.