



Lorton Gardens | Weymouth | Dorset | DT3 5FB

**Guide Price £395,000**

BEAUMONT  JONES

## Lorton Gardens | Weymouth Dorset | DT3 5FB Guide Price £395,000

Tucked away within the exclusive and rarely available Lorton Gardens development, this beautifully presented three-bedroom detached home enjoys a peaceful setting close by a private residents' meadow, offering an enviable balance of privacy, space and countryside surroundings. Well presented accommodation includes; hallway, downstairs cloakroom, kitchen/breakfast room, lounge/diner with patio doors into the garden, three bedrooms (master en-suite) and family bathroom. Outside there is a generous sized garden and driveway parking for two cars.

- Three-bedroom detached family home
- Spacious lounge/diner with patio doors opening into the garden
- Principal bedroom with spacious & modern en-suite
- Countryside and hilltop views from bedroom two
- Generous enclosed rear garden with secure gated access
- Driveway parking for circa two cars

### Full description

#### Accommodation

Beautifully maintained throughout, the property offers light and spacious accommodation ideal for modern family living. The welcoming entrance hall leads to a generous sized lounge/diner, creating a superb entertaining space with views over the pretty garden from the rear aspect window and patio doors opening directly onto the enclosed rear garden. There is plenty of space for furniture and a useful built-in storage cupboard. The kitchen/breakfast room is well-appointed with an excellent range of contemporary



Exclusive and rarely available development with residents own meadow on approach



fitted units and integrated appliances, whilst a convenient downstairs cloakroom completes the ground floor accommodation.

Upstairs, the property continues to impress with three well-proportioned bedrooms accessed from the light first floor landing. There is a generous sized loft space with substantial ladder, the loft is partly boarded with light. The principal bedroom benefits from a generous sized modern en-suite shower room, including a large walk-in shower, low level WC wash hand basin. The remaining bedrooms are served by the modern family bathroom. Bedroom two enjoys delightful far-reaching views towards the surrounding countryside and hills, adding to the property's wonderful semi-rural feel.

#### Outside

The enclosed rear garden is a generous size for the age of the house and provides plenty of space for families, entertaining and outdoor dining. There is a secured gated side access onto the driveway. The driveway parking, to the side of the house, offer parking for 2-3 cars. Enjoying an enviable position and being tucked off Lorton Lane, there is charming residents' meadow on approach to the property.

#### Location

The property is located on the 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. There are shopping facilities nearby at Weymouth Gateway including the newly opened M&S food hall. 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.

Rating Authority: - Dorset (Weymouth & Portland) Council.  
Currently Business Rates, previously Council Tax Band D.

Services: - Gas central heating. Mains electric & drainage.

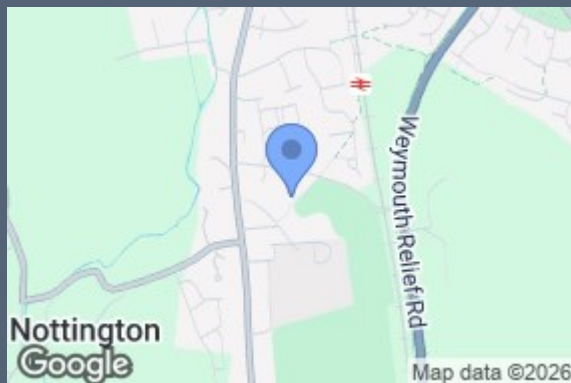
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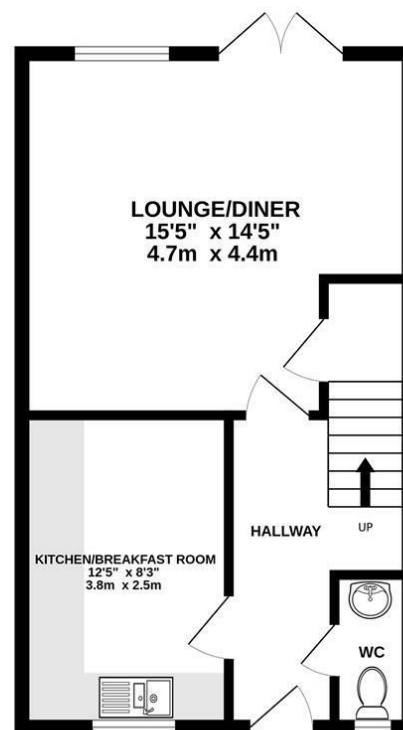
Beautifully presented throughout with spacious en-suite, generous garden and parking



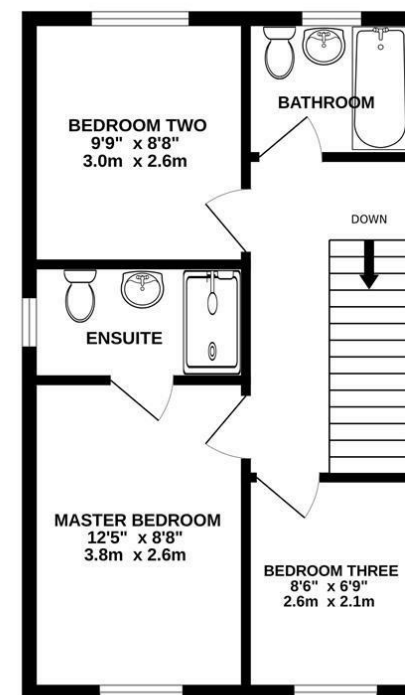


| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (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<br>2002/91/EC |           |

GROUND FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 826 sq.ft. (76.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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