



5 Lorton Park  
Weymouth, DT3 5FH

**£685,000 Freehold**



## 5 Lorton Park Weymouth, DT3 5FH

A spacious five bedroom detached family home with three reception rooms and three en suite shower rooms located at Lorton Park a sought after location a short walk from Lorton Meadow Nature Reserve and open countryside. Internally the property offers a contemporary layout with a Kitchen Dining Dayroom opening onto a west facing patio and rear garden., there is also a Lounge and separate TV Lounge. On the first floor are five bedrooms all with built in wardrobes, three with en suite shower rooms and a family bathroom. To the side is a driveway providing off road parking and leading to a large double garage with remote electric doors and there is a west facing garden to the rear.

Located approximately three miles from Weymouth Town Centre, Esplanade & Harbour Area, there are also good local amenities including Upwey Train Station providing a service to London, primary and secondary schools, local convenience stores and supermarkets

### Entrance Hall

Three built in storage cupboards

### Cloakroom

Fitted with two piece suite with WC and wash hand basin with cabinet below

### Lounge

20'6" x 12'0" (6.25 x 3.68)

Fireplace with log burner and patio doors to rear west facing garden

### TV Room

13'6" x 8'11" (4.13 x 2.73)

### Kitchen Dining Day Room

18'3" x 17'2" (5.58 x 5.25)

Luxury contemporary fitted kitchen comprising quartz worktops with inset sink and drawers and cupboards below, five ring gas hob and two ovens, space for American size fridge freezer, integrated dish washer and microwave, breakfast bar, ample space for table and two sets of sliding patio doors to west facing patio and rear garden

### Landing

Two built in cupboards

### Bedroom 1

19'5" x 13'1" (5.92 x 4.00)

French doors to Juliette balcony, Walk in wardrobe and sliding door wardrobe

### Ensuite Shower Room

8'4" x 6'9" (2.55 x 2.08)

Fitted with white suite comprising large tiled shower wash hand basin with cabinet below, WC and chrome towel radiator

### Bedroom 2

13'5" x 11'5" (4.09 x 3.50)

Patio doors on to west facing balcony, built in wardrobe

### Ensuite Shower Room

6'6" x 6'5" (2.00 x 1.96)

Fitted with white suite comprising tiled curved shower wash hand basin with cabinet below WC chrome towel radiator

### Bedroom 3

13'7" x 11'5" (4.15 x 3.50 )

Built in Wardrobe

### Ensuite Shower Room

7'5" x 5'8" (2.28 x 1.75)

Fitted with white suite comprising tiled curved shower wash hand basin with cabinet below, WC a chrome towel radiator and tiled floor







#### **Bedroom 4**

13'0" x 8'11" (3.98 x 2.73)

Sliding doors to wardrobe, Patio doors on to west facing balcony

#### **Bedroom 5**

12'11" x 7'5" (3.94 x 2.27)

Walk in wardrobe

#### **Double Garage & Driveway**

19'8" x 19'8" (6.00 x 6.00)

Two garage doors with remote electric up and over doors, door to rear garden utility area with space for washing washing and tumble dryer, units to match the kitchen, Driveway for off road parking and there is a electric car charger.

#### **West Facing Garden**

West facing rear garden Patio area with the remainder to lawn, the garden is currently overlooked from behind, a new hedge has been planted to provide natural screening oven the next few years

#### **Council Tax**

Band F with Dorset Council

#### **Utility Supplies**

Mains gas , electricity, water and drainage connected

#### **Service Charge**

There is a £450 per annum service charge to main communal areas of Lorton Park



#### **Construction**

A traditionally built house with cavity walls under a pitched roof

#### **Flood Risk**

Rivers & Sea no risk, surface water medium risk

#### **Phone and Broadband signal strength and coverage**

O2 3 & EE are strong signals, Vodafone is average signal

TV, Sky & BT are available Virgin in not available  
Broadband estimated standard16 mbps superfast 78 mbps ultrafast 1000 mbps

#### **Legal Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan



Viewing

Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

