6 Croft Road
Portland, DT5 2HQ

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Offers In Excess Of
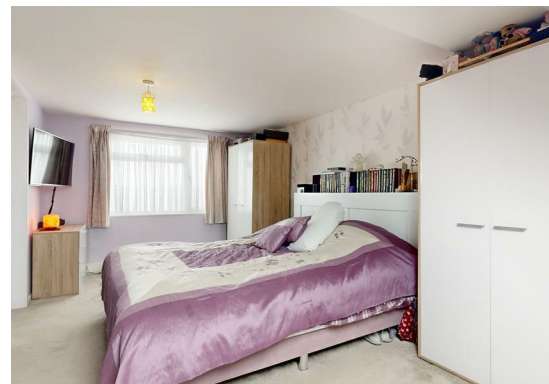£280,000 Freehold

Hull
Gregson
Hull

Croft Road

Portland, DT5 2HQ

- Beautifully Presented
- Four Bedrooms
- En-Suite To Primary Bedroom
- Extended
- Driveway Providing Off Road Parking With Electric Car Charging Point
- Modern Fitted Kitchen
- Garden Workshop/ Store
- Semi-Detached House
- Close To Coastal Walks At West Cliff
- EPC: B

This beautifully presented, EXTENDED, FOUR BEDROOM house with a LARGE PRIMARY SUITE, a block paved DRIVEWAY with ELECTRIC CAR CHARGING POINT & SECLUDED REAR GARDEN, situated in WESTON, PORTLAND is presented For Sale. The property benefits from sea glimpses, and it is just a stones throw from scenic walks at Westcliff & moments from the amenities in Weston, including a bus route and convenience store.

Stepping inside is an entrance hallway with stairs to the first floor & a doorway into the lounge/ diner.
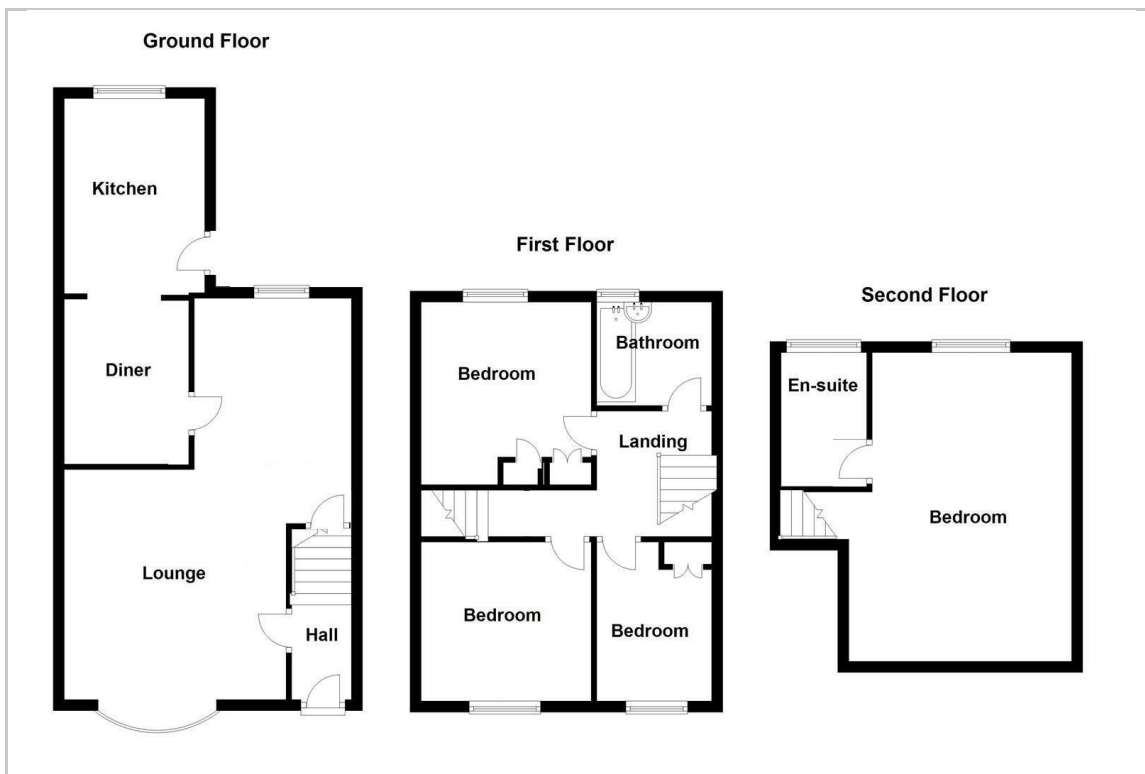
The lounge/ diner benefits from a bow window to the front & window to the rear overlooking the garden. The living area offers ample space for a large sofa as well as a range of other living furniture. At the other end of the room is the dining area, a generous space with ample room for a family dining table as well as dresser. A doorway leads into the kitchen/diner, which comes complete with a range of fitted units, space for a cooker, a built in extractor hood, space for an American style fridge freezer & further appliances. A door lead from the kitchen onto the rear garden.

Ascending to the first floor are three bedrooms, a bathroom and a staircase leading to the top floor. The bathroom comprises a modern suite with a panelled bath, close coupled WC & pedestal wash hand basin. Bedrooms one & two are both doubles, whilst bedroom three is a generous single or perfect study/ home office.

Proceeding to the top floor is the primary suite; a large double bedroom with dual aspect windows, sea glimpses and an en-suite shower room. The en-suite comprises a shower cubicle, close coupled WC & pedestal wash hand basin.

Outside is a generously sized rear garden with an initial patio area, level lawned area and a variety of planted borders. There is also access into a concrete outhouse/store.

Ground Floor

Kitchen

Diner

Lounge

Hall

First Floor

Bedroom

Bathroom

Landing

Bedroom

Bedroom

Second Floor

En-suite

Bedroom

Living Room
13' 6" x 11' 6" (3.96m 1.83m' x 3.35m 1.83m')

Dining Area
10' 6" x 8' 2" (3.05m 1.83m' x 2.44m 0.61m')

Kitchen/ Diner
20' 10" x 8' 0" maximum overall measurements (6.10m 3.05m' x 2.44m 0.00m' maximum overall measur)

Bedroom Two
10' 4" x 9' 3" (3.05m 1.22m' x 2.74m 0.91m')

Bedroom Three
9' 8" x 9' 2" (2.74m 2.44m' x 2.74m 0.61m')

Bedroom Four
10' 3" x 6' 6" (3.05m 0.91m' x 1.83m 1.83m')

Primary Bedroom
19' 0" x 14' 3" max - sloping ceiling (5.79m 0.00m' x 4.27m 0.91m' max - sloping ceiling)

Additional information
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: House
Property construction: Traditional Construction
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas Central Heating
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs	62	74

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

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Croft Rd
Portland Gold Post Box
Croft Rd
Courtlands Rd
Woolcombe Rd
Blacknor Rd
Westcilff Play Area
Westcliff Rd
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