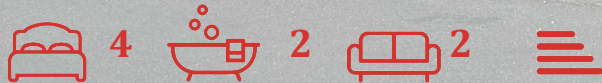




**11 Fancys Close**

Portland, DT5 2AJ



**Asking Price**  
**£325,000 Freehold**



# Fancys Close

Portland, DT5 2AJ

- Semi-Detached Family Home
- Four Bedrooms
- Two Reception Room
- Front Aspect Modern Kitchen
- Large Conservatory
- Family Bathroom & En-suite
- Off Road Parking & Garage
- Low Maintenance Rear Garden
- Quiet Cul-De-Sac Position
- Walking Distance Of Easton Square





A DECEPTIVELY SPACIOUS semi-detached FOUR BEDROOM family home. Boasting sizeable light and airy accommodation throughout, benefitting from TWO RECEPTION ROOMS, modern fitted KITCHEN, large rear aspect CONSERVATORY, downstairs WC, family BATHROOM & EN-SUITE. Offering ample off ROAD PARKING & DETACHED SINGLE GARAGE. Positioned in the heart of a modern development within easy walking distance of EASTON SQUARE.

Upon entering the property you are greeted by a welcoming entrance hallway, where doors lead to all principal rooms. This ideal family

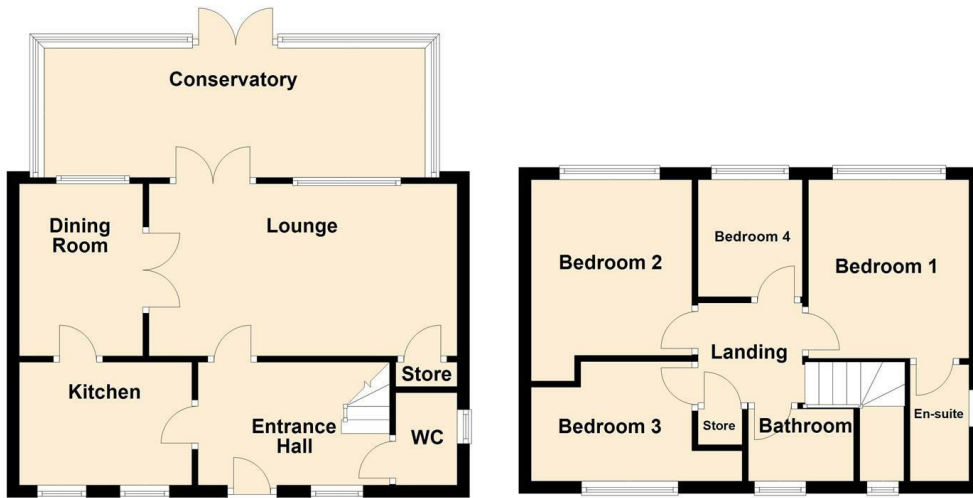


home boasts two reception rooms, currently configured as a lounge and dining room by the current vendor. The lounge is a spacious rear aspect room, with French doors leading out to the conservatory. The dining room accessed from the kitchen is sizeable enough to house a family sized dining room table and chairs. There are further double doors between the lounge and dining area, meaning these two rooms could be opened into one large space. The kitchen is a modern fitted front aspect room, benefitting from a range of eye and base level storage cupboards, and space for domestic appliances. The conservatory is an excellent sized space running the width of the property and enjoys views out to the low maintenance rear garden. To complete the ground floor accommodation is the WC which is located off the entrance hall.



Stairs rise to the first floor where the four bedrooms and family bathroom are located. Bedrooms one, two and three are all of double size, with bedroom four being an ideal guest single, currently used as a dressing room. Bedroom one has the further benefit of a modern en-suite shower room. The family bathroom comprises a bath with shower over, wash hand basin and WC.

Externally to the front of the property there is a hard standing drive leading to the single detached garage. The rear garden is an enclosed private low maintenance space offering a mixture of patio and planting areas.



- Lounge**  
14'5" x 10'9" (4.40 x 3.29)
- Dining Room**  
9'4" x 11'0" (2.87 x 3.36)
- Kitchen**  
8'11" x 11'2" (2.73 x 3.41)
- Conservatory**  
8'1" x 19'8" (2.47 x 6.01)
- Downstairs WC**
- Bedroom One**  
10'11" x 10'6" (3.35 x 3.21)
- En-suite**  
3'5" x 8'8" (1.05 x 2.66)
- Bedroom Two**  
8'8" x 10'9" (2.66 x 3.30)
- Bedroom Three**  
9'0" x 9'0" (2.76 x 2.76)
- Bedroom Four**  
6'11" x 7'6" (2.11 x 2.31)
- Family Bathroom**  
6'0" x 5'7" (1.83 x 1.71)
- 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: Semi-Detached  
 Property construction: Standard  
 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/](http://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. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & 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.



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 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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