



Hull
Gregson
Hull

01305 822222
hgh.co.uk

FOR SALE



Sweet Hill Lane
Portland, DT5 2DT



Offers In Excess Of
£350,000 Freehold



Hull
Gregson
Hull

Sweet Hill Lane

Portland, DT5 2DT

- Well Presented Detached Bungalow
- Three Double Bedrooms
- Light & Airy Front Aspect Lounge
- Modern Fitted Kitchen
- Conservatory/Utility Room Over Looking The Garden
- Family Shower Room & En-suite
- Ample Off Road Parking & Garden
- Beautifully Landscaped Gardens
- Highly Popular Residential Location
- Offered For Sale With No Onward Chain





A BEAUTIFULLY PRESENTED detached BUNGALOW, benefitting from THREE DOUBLE BEDROOMS, light and airy FRONT ASPECT lounge, modern fitted KITCHEN, shower room and en-suite, CONSERVATORY/UTILITY, ample off road parking and garage. Being offered for sale with NO ONWARD CHAIN, viewings come highly advised.



Stepping into the property, the spacious reception hallway opens to all rooms. The primary reception room enjoys a feature Portland Stone fireplace with wood burner, dual aspect windows flooding the room with natural light and views over



greenspace. The front of the property is also home to the second bedroom, also benefitting from a pleasant outlook over the front as well as ample space for furniture. Adjacent is bedroom three, a further well proportioned, bright room currently utilised as a dining room.

A sizeable kitchen with teal high gloss units, black counter tops and splashback dominates the rear of the property. This space benefits from ample storage, built in eye level oven + convection microwave oven, inset induction hob, extractor fan as well as space for a large American style fridge freezer.

A door leads from the kitchen to a sun room, currently utilised as a utility space with space for washing machine, access into the garage and out to mature rear garden.

The primary bedroom, a well proportioned room overlooks the rear garden and boasts an ensuite with shower, vanity wash hand basin and WC.

Completing the property is a family shower room with modern wood effect vanity wash hand basin, shower cubicle and WC.

To the rear is a mature garden, mostly laid to lawn with a path weaving through flower beds up to a paved seating area with power, a pergola and further shrubs and trees.





Lounge
15'7 x 11" (4.75m x 3.35m')

Kitchen
12'10 x 10' (3.91m x 3.05m)

Conservatory / Utility
10'4 x 7'5 (3.15m x 2.26m)

Bedroom One
11'8 x 11'4 (3.56m x 3.45m)

En-suite
6'11 x 2'7 (2.11m x 0.79m)

Bedroom Two
10' x 9' (3.05m x 2.74m)

Bedroom Three
11'6 x 8'10 (3.51m x 2.69m)

Shower Room
7'9 x 5'3 (2.36m x 1.60m)

Garage
17'5 x 8'6 (5.31m x 2.59m)

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: Detached Bungalow

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/

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 firm's 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) A	84
(81-91) B	
(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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	