



Avalanche Road
Portland, DT5 2DN



Asking Price
£320,000 Freehold



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- Three Bedroom End Terraced Cottage
- Immaculately Presented
- Attic Space Currently Utilised as an Office
- Sunny Aspect Garden
- Deceptively Spacious
- Character Features
- Sea Views
- Large Kitchen Diner
- Portland Stone Fronted
- Utility Space





Enjoying STUNNING SEA and RURAL VIEWS is this DECEPTIVELY SPACIOUS Portland Stone fronted, three bedroom, end-terraced cottage. Boasting the charming character features, combined with modern conveniences, this property is to be viewed to be appreciated.

Upon entering, you are greeted by a large open plan reception room that offer ample space for relaxation and entertainment, boasting two working fireplaces and exposed Portland Stone Blockwork.



A sizeable L-shaped kitchen diner is a standout feature, with its stylish grey shaker-style kitchen complemented by



oak worktops and upstands, ceramic sink, and finished in chrome hardware with an inset 4 ring gas hob and integrated oven. A raised area provides the perfect space to dine as a family, work from home or enjoy a quiet reading nook.

Off the kitchen is a well proportioned family bathroom. The family bathroom comprises a modern fitted suite, offering bath with shower over, wash hand basin and WC.

The addition of a utility space adds practicality to this already impressive space.

To the first floor are three bedrooms. The primary bedroom dominates the front of the house, a sizeable room with high ceilings, floorboards and enjoys views over horse fields and towards the sea.

The second bedroom, a further double over the rear garden and has ample space for furniture. A third bedroom also enjoys a southerly aspect.

Stairs rise to the second floor, where a loft space is currently being utilised as an office with a single bed, although isn't to building regulations and cannot be described as a room.

The south-facing garden is a delightful with a paved seating area, pergola, a small lawn and is mature with flowers, shrubs and trees.





Open Plan lounge Diner
24'7" x 13'1" max > 9'10" (7.5 x 4 max > 3)

Kitchen Diner
22'11" x 9'10" + 13'1" x 9'2" dining area (7 x 3 + 4 x 2.8 dining area)

Bathroom
7'10" x 8'2" (2.4 x 2.5)

Utility
10'5" x 5'4" (3.2 x 1.63)

Bedroom One
12'9" x 11'9" (3.9 x 3.6)

Bedroom Two
7'10" x 10'9" (2.4 x 3.3)

Bedroom Three
12'7" x 7'11" > 5'6" (3.84 x 2.43 > 1.7)

Attic Space
13'1" x 19'8" (restricted head hieght) (4 x 6 (restricted head height))

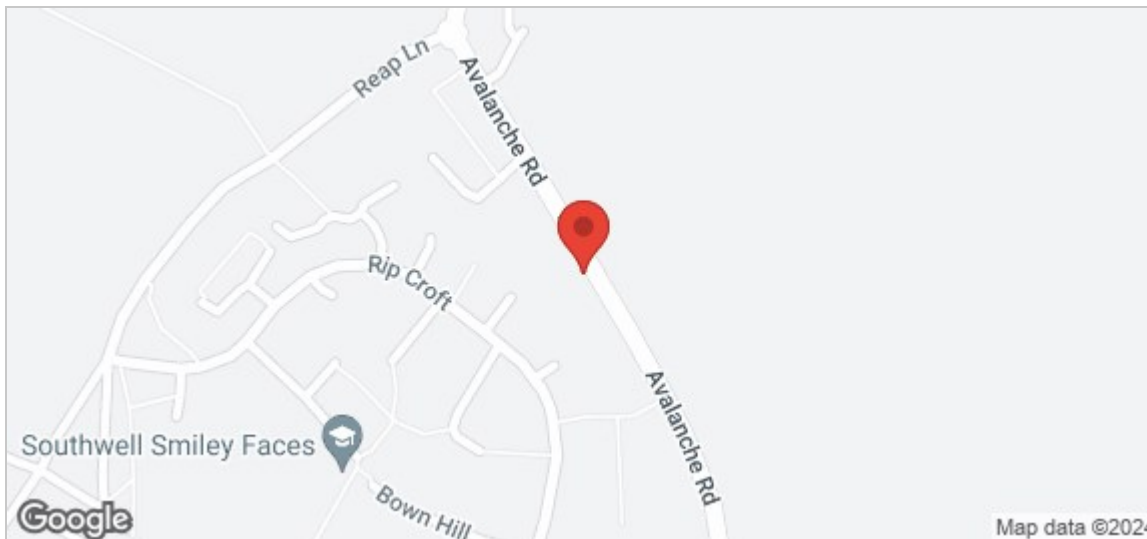
Additional information

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: End Terrace
- Property construction: Standard
- Mains Electricity
- Mains Water & Sewage: Supplied by Wessex Water
- Heating Type: Gas
- 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			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		