



Sweet Hill Road
Portland, DT5 2DS



Asking Price
£500,000 Freehold



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- Individual Detached Bungalow Built in 2015
- Spectacular Location being walking distance to Portland Bill
- Offered For Sale With No Onward Chain
- Stunning Private Landscape Gardens
- Three Double Bedrooms & One En-suite
- Large Wrap Around Greenhouse, Vegetable Patch & Fruit Trees, Ideal for a Keen Gardener
- Boasting a Spacious Plot which offers Privacy
- Separate Utility Room
- Conservatory Enjoying Views Of The Rear Garden
- Detached Double Garage & Parking





Sat on a large WRAP AROUND plot and offered for sale with NO ONWARD CHAIN, this individual DETACHED BUNGALOW was built in 2015 by well established local developers, Laming and Sons.

Comprising THREE DOUBLE BEDROOMS, generous sized LIGHT & AIRY LOUNGE, a modern fitted KITCHEN/BREAKFAST ROOM, spacious CONSERVATORY enjoying views of the BEAUTIFUL LANDSCAPED GARDEN. Externally there is a DETACHED DOUBLE GARAGE & OFF ROAD PARKING. Vendors say, "We have loved the peace and quiet that the bungalow offers. It felt very much like a happy home. The joy the garden has brought us, it feels like the countryside in your own private space."



Upon entering the property you are greeted by a welcoming entrance lobby where hallway provides access to all principal rooms. This generous sized modern detached bungalow benefits from a dual aspect lounge. Offering large open plan accommodation the lounge boasts four windows which allows ample amounts of natural light to flood the room. The lounge further comprises a wood burner giving the room a cosy feel during the cold winter nights. Sliding patio doors lead out to the deceptively spacious conservatory, which enjoys views out to the stunning well maintained landscaped garden. Doors from the conservatory provide access out to the rear garden. The modern fitted kitchen/breakfast room is fitted with colour matching eye and base level storage cupboards and a selection of integral appliances. The room is sizeable enough to house a four person table and chairs. The bungalow further offers the benefit of a separate utility room, fitted with plumbing for additional domestic appliances and eye and base level storage cupboards. From the utility room a door provides rear access. Bedrooms one, two and three are all of double size, with bedroom one fitted with a wet room. The wet room comprises shower, wash hand basin and WC. To complete the accommodation is the modern fitted family shower room, located off the entrance hall.



The property sits on a sizeable, sunny plot with an wide selection of mature plants, shrubs and trees and an area of 'wild garden' which is perfect for the butterflies and bees. A L shaped, wrap around lawn boasts a pond, a ramp to a large decked area and is enclosed with feather edge fencing. A gate leads to an allotment and Rose garden which is conveniently positioned behind the double garage.



Lounge
18'11" max x 19'8" max (5.78 max x 6 max)

Conservatory
13'1" x 13'1" (4 x 4)

Kitchen/Breakfast Room
13'1" x 13'9" (4 x 4.2)

Utility
7'10" x 6'0" (2.4 x 1.84)

Bedroom One
8'10" x 12'5" (2.7 x 3.8)

Wet Room
7'2" x 7'2" (2.2 x 2.2)

Bedroom Two
8'10" x 16'4" (2.7 x 5)

Bedroom Three
10'5" x 9'10" (3.2 x 3)

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.



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		