High Street
Fortuneswell Portland, DT5 1JH

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**Asking Price
£385,000 Freehold**

Hull Gregson Hull

High Street

Fortuneswell Portland, DT5 1JH

- Charming Individual End Of Terrace Family Home
- Boasting Generous Accommodation Over Three Floors
- Four Double Bedrooms
- Spacious Light & Airy Lounge
- Modern Fitted Kitchen & Utility Room
- Large Family Bathroom
- Private Enclosed Court Yard
- Detached Garden Cabin/Annex
- No Onward Chain
- Viewings Come Highly Advised

An INDIVIDUAL END OF TERRACE charming period FAMILY HOME, benefiting from spacious accommodation ARRANGED OVER THREE FLOORS. This versatile property benefits from FOUR DOUBLE BEDROOMS, light and airy lounge, MODERN FITTED KITCHEN and separate UTILITY ROOM and LARGE FAMILY BATHROOM. Outside there is a PRIVATE LOW MAINTENANCE court yard leading to a DETACHED GARDEN CABIN/ANNEX. Being offered for sale with NO ONWARD CHAIN viewings come highly advised to appreciate the GENEROUS ACCOMMODATION on offer.

Upon entering the property you are greeted by a welcoming entrance hallway, where doors lead to all principal rooms. This charming individual family home boasts a large front aspect lounge, offering stunning parquet flooring and feature multi fuel burner, making this room a cosy relaxing space. To complete the ground floor accommodation is the modern fitted kitchen/breakfast room. The deceptively spacious room offers a range of matching eye and base level storage cupboards and space for a range style oven. Sizable enough to house a four person table and chairs, along with large item of furniture. Leading on from the kitchen/breakfast room is the separate utility room, offering plumbing for additional free standing domestic appliances. From the utility room a rear door provides access out to the rear court yard.

Stairs rise to the first floor where bedrooms one and two and the family bathroom are located. Both bedrooms are spacious double bedrooms, with bedroom one offering French doors opening out to a glazed Juliette balcony. The family bathroom comprises a double walk-in shower, free standing roll top bath and WC.
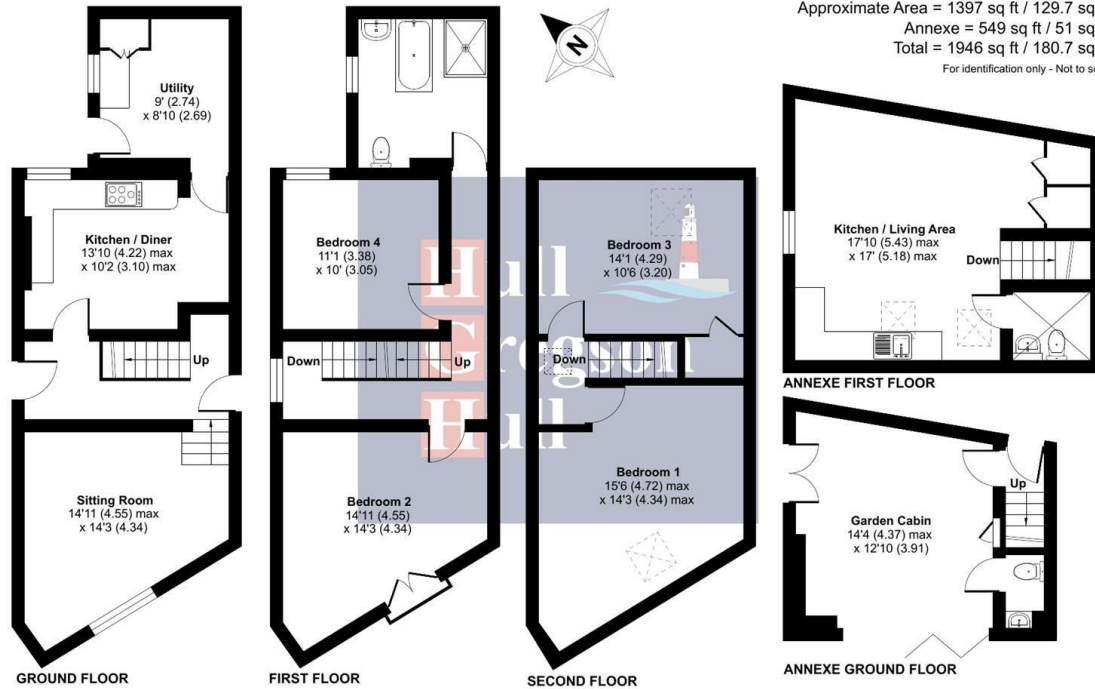
Stairs rise again to the second floor where bedrooms three and four are located. Both bedrooms are of double size, with bedroom three offering built in storage.

Externally there is a private low maintenance court yard space, ideal for el fresco dining and entertaining. From the court yard access is gained to the hidden gem of this stunning property, which is the detached garden cabin/annex. This fantastic space, currently run as a highly successful holiday rental offers huge potential. Boasting accommodation over two floors this space lends itself for traditional use or various options. To the ground floor currently arranged as a lounge area it benefits from bi-folding doors that runs the length of the room. Double doors provide access out to the road, meaning this space could easily house a car. Stairs rise to a beautiful open plan space currently set up with a lounge/kitchen/bedroom, there is a further benefit of a modern fitted shower room.

High Street, Fortuneswell, Portland, DT5

Approximate Area = 1397 sq ft / 129.7 sq m
Annexe = 549 sq ft / 51 sq m
Total = 1946 sq ft / 180.7 sq m

For identification only - Not to scale

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GROUND FLOOR

Utility
9' (2.74)
x 8'10 (2.69)

Kitchen / Diner
13'10 (4.22) max
x 10'2 (3.10) max

Sitting Room
14'11 (4.55) max
x 14'3 (4.34)

Up

FIRST FLOOR

Bedroom 4
11'1 (3.38)
x 10' (3.05)

Bedroom 2
14'11 (4.55)
x 14'3 (4.34)

Down | Up

Down

SECOND FLOOR

Bedroom 3
14'1 (4.29)
x 10'6 (3.20)

Down

Bedroom 1
15'6 (4.72) max
x 14'3 (4.34) max

ANNEXE FIRST FLOOR

Kitchen / Living Area
17'10 (5.43) max
x 17' (5.18) max

Down

ANNEXE GROUND FLOOR

Garden Cabin
14'4 (4.37) max
x 12'10 (3.91)

Up

Floor plan produced in accordance with RICS Property Measurement Standards incorporating
International Property Measurement Standards (IPMS2 Residential). © ntchecom 2024.
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RICS Certified Property Measurer

Sitting Room
14'11 x 14'3 (4.55m x 4.34m)

Kitchen/Diner
13'10 x 10'2 (4.22m x 3.10m)

Utility Room
9' x 8'10 (2.74m x 2.69m)

Bedroom One
14'11 x 14'3 (4.55m x 4.34m)

Bedroom Two
11'1 x 10' (3.38m x 3.05m)

Family Bathroom

Bedroom Three
15'6 x 14'3 (4.72m x 4.34m)

Bedroom Four
14'1 x 10'6 (4.29m x 3.20m)

Annex Ground Floor/Garden Cabin
14'4 x 12'10 (4.37m x 3.91m)

Annex Lounge/Kitchen/Bedroom
17'10 x 17' (5.44m x 5.18m)

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 of Terrace
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

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 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		

England & Wales | EU Directive 2002/91/EC

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