



**Augusta Close**

Portland, DT5 1DF



**Asking Price**  
**£440,000 Freehold**



# Augusta Close

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- Stunning Semi-Detached Family Home
- Generous Extended Accommodation
- Three Double Bedrooms
- Open Plan Lounge/Diner
- Conservatory Leading To Rear Garden
- Modern Fitted Kitchen & Utility Area/Integral Garage
- Family Bathroom, Ground Floor Shower & En-suite
- Walk-in Wardrobe
- Off Road Parking
- Private Low Maintenance Rear Garden





IMPECCABLY PRESENTED THROUGHOUT semi-detached FAMILY HOME. This truly STUNNING EXAMPLE benefits from EXTENDED GENEROUS ACCOMMODATION. Boasting THREE DOUBLE BEDROOMS, sizeable open plan LOUNGE/DINER, conservatory, MODERN FITTED KITCHEN & UTILITY AREA, ground floor STUDY, FAMILY BATHROOM/EN-SUITE/GROUND FLOOR SHOWER ROOM, walk-in wardrobe and integral GARAGE.

This beautifully presented and heavily extended semi-detached family home boasts impeccably presented accommodation throughout. Access is gained via the front entrance porch, where internal door leads into the welcoming entrance hallway. From the entrance hallway doors leads to all principal rooms. Offering a generous



sized open plan lounge/diner sizeable to house large lounge furniture and a six person table and chairs. Bi-folding doors open from the lounge/diner through to the rear aspect conservatory. From the conservatory French doors provide access out to the private low maintenance rear garden. The modern fitted kitchen offers a wide selection of base and eye level storage cupboards and integral oven/hob/microwave. From the kitchen area there is further space for a free standing American style fridge/freezer. A modern fitted shower room comprising shower, wash hand basin and WC can be accessed off the kitchen area. There is a further benefit of a study, currently being used by the vendors as a games room. To complete the ground floor accommodation is the integral garage/utility area. This space has been divided with the garage area to the front, fitted with electric roller shutter door. The rear space offers plumbing and space for additional domestic appliances. French doors from the utility lead out the garden.

Stairs rise to the first floor where bedrooms one, two, three and family bathroom are located. Bedroom one is a beautiful light and airy double room. Boasting two Velux windows, providing ample natural light. Bedroom one further offers a large walk-in wardrobe and a modern fitted en-suite shower.

Bedroom two is a front aspect double bedroom where far reaching sea views can be enjoyed. Fitted with floor to ceiling sliding door wardrobes. Bedroom three another large double room offering rear aspect. To complete the first floor accommodation is the family bathroom. Comprising a modern fitted suite with bath, shower, wash hand basin and WC.



Externally to the front there is a block paved drive, providing off road parking, with the remainder of the front laid to Astro turf. The rear garden is a lovely private, sunny low maintenance space, offering a mixture of patio, Astro turf and deck. The rear garden further offers a purpose built home office space, fitted with power and lighting, ideal for any potential buyer looking for a home working space.

The property offers solar panels, with the ones fitted to the Porch being privately owned and the ones on the roof being on a lease agreement.



**Porch**

**Lounge/Diner**

26'6 x 15'5 (8.08m x 4.70m)

**Conservatory**

10'1 x 11'3 (3.07m x 3.43m)

**Kitchen**

9'9 x 9'4 (2.97m x 2.84m)

**Utility Area/Integral Garage**

16'11 x 8'3 (5.16m x 2.51m)

**Ground Floor Shower Room**

**Study**

9'11 x 6'7 (3.02m x 2.01m)

**Bedroom One**

13'2 x 11'11 (4.01m x 3.63m)

**En-suite**

3'10 x 5'5 (1.17m x 1.65m)

**Walk-in Wardrobe**

7'6 x 10'6 (2.29m x 3.20m)

**Bedroom Two**

10'5 + wardrobe x 11'8 (3.18m + wardrobe x 3.56m)

**Bedroom Three**

9'7 x 12'7 (2.92m x 3.84m)

**Family Bathroom**

6'8 x 9'2 (2.03m x 2.79m)

**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

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



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>102-110kWh A</p> <p>81-101kWh B</p> <p>69-80kWh C</p> <p>55-68kWh D</p> <p>49-54kWh E</p> <p>45-49kWh F</p> <p>39-44kWh G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>82-100kg CO<sub>2</sub>/a A</p> <p>61-81kg CO<sub>2</sub>/a B</p> <p>49-60kg CO<sub>2</sub>/a C</p> <p>35-48kg CO<sub>2</sub>/a D</p> <p>29-34kg CO<sub>2</sub>/a E</p> <p>25-28kg CO<sub>2</sub>/a F</p> <p>11-24kg CO<sub>2</sub>/a G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales EU Directive 2002/91/EC</p>		<p>England &amp; Wales EU Directive 2002/91/EC</p>	