



Sandholes Close

Portland, DT5 2LZ



Offers In Excess Of
£350,000 Freehold



Sandholes Close

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- Four Bedroom Semi-Detached Residence
- Ideal Family Home
- Generously Sized Living Room
- Beautifully Presented Rear Garden
- Conservatory with French Doors onto Garden
- Light & Airy Accommodation
- Off-Road Parking
- Modern Shower Room & Downstairs WC
- Breathtaking Clifftop Walks Nearby
- Well Presented Throughout





This FOUR BEDROOM SEMI-DETACHED HOUSE would make a LOVELY FAMILY HOME. The property is offered For Sale with a GENEROUSLY-SIZED LIVING ROOM, OFF-ROAD PARKING and MODERN SHOWER ROOM as well as DOWNSTAIRS WC. The house also boasts a CONSERVATORY leading onto the home's BEAUTIFULLY PRESENTED REAR GARDEN.



Beyond the front lawn, you find yourself at the property entrance. The inner hallway provides the perfect welcome to the property with ample space. The hallway provides access to the stairs ascending to the first floor as well as entrance to the downstairs WC, living room and kitchen. The downstairs WC is neatly-presented and hosts a WC, wash-hand basin and plenty of enclosed storage.

The living room is generously sized, currently hosts plenty of storage with cabinets as well as a sizeable 'L-Shaped' sofa and bespoke white modern-style shutter blinds. The room is light



and airy with a large front-aspect window and doors into the conservatory. The conservatory breathes sunshine, with french doors onto the private rear garden and is currently set up with dining table and chairs.

Beside the conservatory, a doorway leads to the downstairs main bedroom which is the converted garage. The room is sizeable, has a dual aspect and offers plenty of room for a double bed and wardrobes. The room also offers a door leading into decked area in the rear garden.

The ground floor accommodation also boasts the property's kitchen. The kitchen comprises white traditional-style units with black granite-effect worktops over. The room also has space for a range of freestanding appliances and a door leading onto patio area in the rear garden.

Ascending to the first floor, you find yourself on the landing. The space provides a built-in storage cupboard, front-aspect window and access to the three bedrooms and shower room. The three bedrooms are immaculately presented, each offering respective front/ rear aspect windows and bespoke modern-style white shutter blinds. The bedrooms provide ample accommodation, meaning that the property would well suit a family home. The upstairs shower room has been completed to a high standard, featuring: double shower unit with rainfall shower head over, WC and wash-hand basin.



Externally, to the front of the property, the property hosts a lawned area to the front, path leading to the doorway and off-road parking. To the rear, the property offers a beautifully presented rear garden, with: sizeable patio area, decked area and lawn as well as storage shed. The garden provides a perfect outside space for relaxing or entertaining guests.

Viewings come highly advised to appreciate the property.

Ground Floor

First Floor



Living Room
18'4" x 12'5" (5.6m x 3.8m)

Kitchen
10'7" x 9'2" (3.25m x 2.8m)

Downstairs WC

Conservatory

Bedroom 1
16'8" x 8'8" (5.1m x 2.65m)

Bedroom 2
12'9" x 8'10" (3.9m x 2.7m)

Bedroom 3
9'6" x 9'2" (2.9m x 2.8m)

Bedroom 4
9'2" x 6'6" (2.8m x 2m)

Bathroom
6'10" x 5'8" (2.1m x 1.75m)

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 House
- 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



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	