



Reap Lane

Portland, DT5 2DW



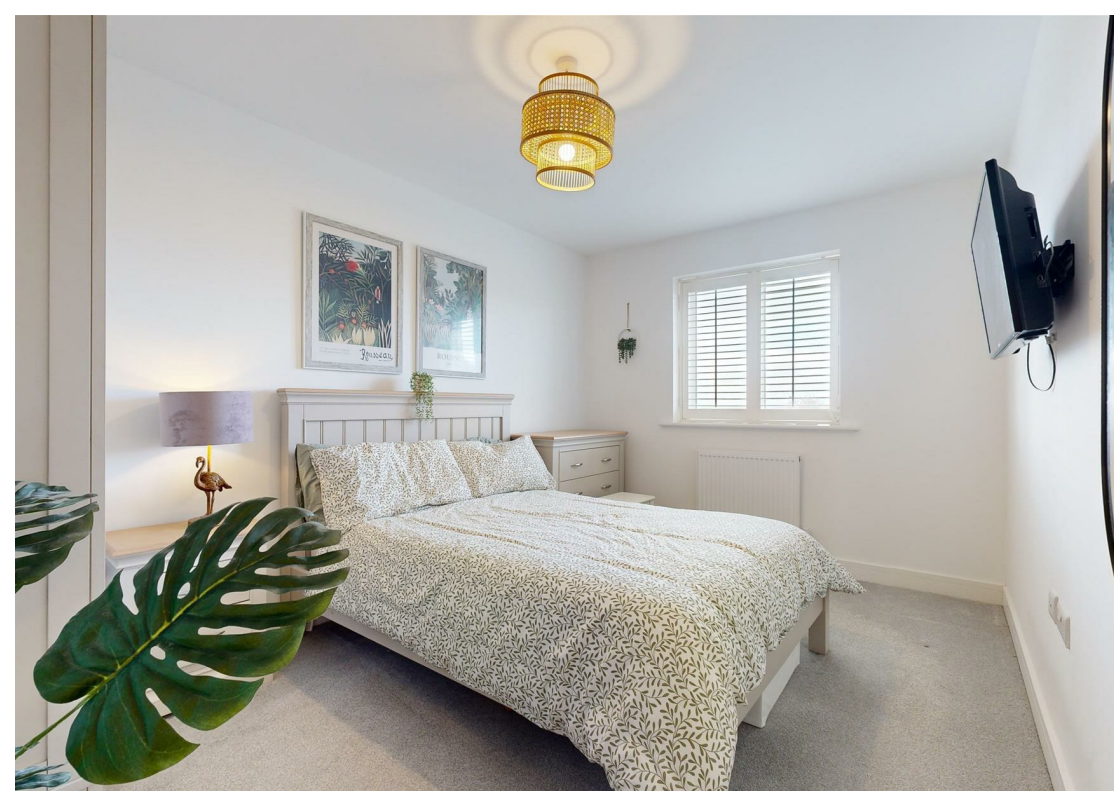
Offers In Excess Of
£260,000 Freehold



Reap Lane

Portland, DT5 2DW

- Modern Family Home For Sale
- Two Double Bedrooms & Home Office/Dressing Room
- Spacious Front Aspect Lounge
- Sizeable Family Bathroom & Downstairs WC
- Open Plan Kitchen/Diner
- Enclosed Rear Garden
- Allocated Parking Space
- Constructed by Local Firm Laming & Son
- Immaculately-Presented, Stylish Accommodation
- Clifftop & Countryside Walks Nearby





This MODERN FAMILY HOME with TWO DOUBLE-BEDROOMS plus HOME OFFICE/STUDY, which has been RECENTLY CONSTRUCTED in 2021 by Local Firm Laming & Sons Ltd, is offered For Sale. The property boasts: a NEATLY-PRESENTED PRIVATE REAR GARDEN; OPEN-PLAN KITCHEN DINER onto a COSY FRONT-ASPECT LOUNGE and DOWNSTAIRS WC. This house offers ALLOCATED PARKING and is offered with NO ONWARD CHAIN.



Stepping through the front door, you find yourself in the entrance hallway. The hallway provides a welcome entrance to the home as well as an enclosed understairs storage cupboard as well as a private WC.



The ground floor accommodation also hosts a cosy living room with front-aspect window. The room hosts stylish décor and a sofa, armchair and multiple cabinets with ample storage space. Beyond the lounge is the well-presented kitchen-diner. The kitchen comprises grey modern-style cabinets with marble effect worktop over. The kitchen also hosts some integrated appliances and a window overlooking the rear garden. The dining area provides ample space, currently with a four seater dining table, armchair and with french doors into the garden.

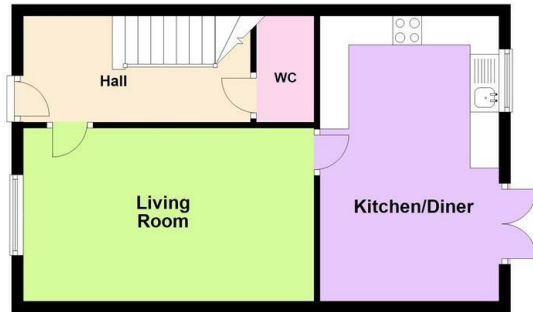
Stairs ascend to the first floor. The first floor benefits from a family bathroom, two double bedrooms as well as a home office/ study which could be utilised as a young child's bedroom. The two double bedrooms are bright and spacious with sunshine flowing in from their respective windows: the main bedroom overlooks fields to the front of the property and the second overlooks the rear garden. Each bedroom hosts a double bed and plentiful furnishings. The home office/ study would lend itself well to working from home, or alternatively could be utilised as a young child's bedroom. The room currently hosts a bookcase and an armchair. The first floor also boasts the family bathroom. The bathroom comprises a corner shower cubicle, freestanding bath, WC and wash-hand basin with storage under. The room is neutrally decorated with white walls and tiles to the floor.



Externally, the property boasts a private garden. The garden hosts a low-maintenance patio area off of the french doors: well-suited entertaining guests of a summer evening. The garden is also laid to lawn with a shed at the bottom of the garden and various potted plants.

The property is offered for sale with no onward chain.

Ground Floor



First Floor

**Lounge**

16'7" x 9'10" (5.07m x 3m)

Kitchen/Diner

16'4" x 10'2" (5m x 3.1m)

Downstairs WC

6'0" x 3'3" (1.84m x 1m)

Bedroom One

13'6" x 9'2" (4.13m x 2.8m)

Bedroom Two

13'3" x 9'2" (4.05m x 2.8m)

Office/Dressing Room

8'8" max x 6'9" max (2.66m max x 2.06m max)

Family Bathroom

8'4" x 6'9" (2.56m x 2.06m)

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: Mid Terrace

Property construction: Standard

Mains Electricity

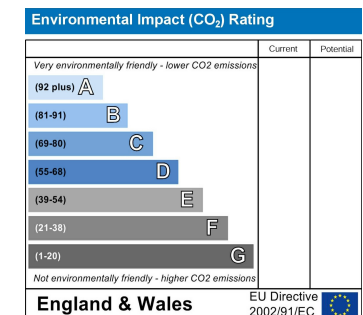
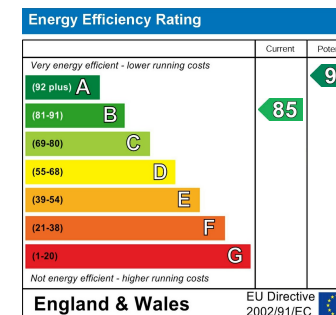
Mains Water & Sewage: Supplied by Wessex Water

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 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. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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