

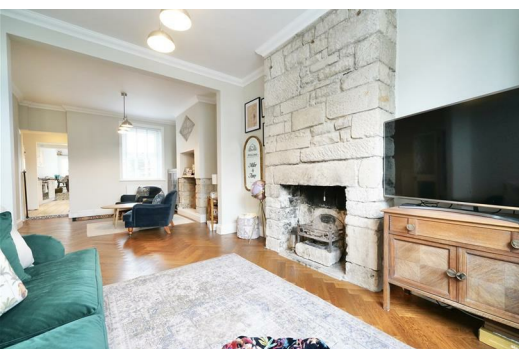


Instinct Guides You



Park Road, Portland, Dorset DT5 2AD £300,000

- No Onward Chain
- Beautifully Presented Throughout
- Attractive Westerly Garden
- Three Double Bedrooms
- * Garage Leased *
- Character Features
- Rear Access
- Generous Living Spaces
- Amenities Nearby
- Versatile Study



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



A stunning family home with GARAGE boasting a striking, walled westerly garden. Lounge diner, kitchen diner, three double bedrooms occasional fourth/study; this thoughtfully finished & spacious home blends hints of contemporary style with character features, maintaining consistent elements of a modern family home with tasteful nods to its heritage. The property is presented with no onward chain.

A large entrance hall brings you to a generous living area. A large bay window & high ceilings amplify the sense of light and space; Two stone fireplaces blend seamlessly with the room's stunning finish, emphasising style and character - a superb entertainment or family space. A hall adjacent to the cloakroom offers storage/appliance space whilst offering a subtle border to the kitchen/diner

The extended kitchen dining room is finished immaculately with a range of contemporary fitted units & space for a large range oven, washing machine & tumble dryer. Stylish oak worktops & fitted units offer an attractive kitchen, gently flowing into the dining area. Dual-aspect windows enhance the light in the dining area with a lovely outlook of the garden with a door leading out

The first floor boasts a modern shower room with a large shower complimented by decorative tiling, a toilet and a basin. Connecting is a versatile study area & charming exposed stone accentuates the character of the home

Bedroom two is a double bedroom with room for storage and is found adjacent to Bedroom one - an excellently proportioned double bedroom with built-in storage and a bay window, flooding the room with light

The second floor hosts a particularly bright bedroom three. Dual-aspect windows offer an inviting feel, & built-in storage can be found in abundance

The garden boasts a westerly aspect with an initial patio area. The remainder of the garden is lawned, with attractive stone walls & an array of mature plants and shrubs. The property has the right of use for a garage at the cost of £80pa.

Lounge 11'5" + bay x 10'5" max (3.50m + bay x 3.18m max)

Dining Room 11'6" x 10'7" max (3.53m x 3.25m max)

Kitchen Dining Room 24'7" x 7'1" reducing to 5'7" (7.50m x 2.17m reducing to 1.72m)

Bedroom One 14'2" max including bay reducing to 8'2" x 12'7" r (4.34m max including bay reducing to 2.50m x 3.85m)

Bedroom Two 11'6" max x 8'1" max (3.52m max x 2.48m max)

Bedroom Three 13'7" max x 11'0" max (4.16 max x 3.37 max)

Cloakroom

Shower Room 7'6" max x 7'1" max (2.30 max x 2.16 max)

Study 9'0" x 7'4" max (2.76 x 2.25 max)

Agents Notes

The vendor informs us the property has a right to lease a garage. This started on a 99 year lease just a stone's throw away, the current cost is £80pa paid to a local company.



