



Instinct Guides You



Westcliff Road, Portland £325,000

- Southerly Aspect Garden
- No Onward Chain
- Garage and Parking
- Spacious Open Plan Living Space
- Versatile Living Accommodation
- Bathroom and Shower Room
- Bus Route and Amenities Nearby
- Conservatory



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Offered with no onward chain, a detached chalet home with established southerly garden, a level walk to shops and bus routes, offering versatile and spacious accommodation. VERY LARGE LOUNGE DINER, Large conservatory THREE DOUBLE BEDROOMS BATHROOM AND SHOWER ROOM.

Upon entrance, a useful porch provides convenience to the home. The hall guides you initially to a large, airy living room/diner offering excellent space for a range of furnishings or entertainment. A striking stone pillar subtly divides the room whilst retaining a sense of open space, further accentuated by a large southerly window. The lounge/diner flows into the conservatory - a particularly complimentary addition, captivating the home's inherently bright nature. The sun room offers direct access to the home's level southerly garden.

Across the hall is a generous kitchen, boasting extensive storage throughout; The kitchen enjoys room for washing machine, oven and further appliances as well as ample worktop space and is finished in a contemporary style.

A downstairs double bedroom offers versatility and longevity to the home positioned next to a shower room with toilet and hand basin. A separate bathroom with additional hand basin can be found opposite with a large storage cupboard at the end of the hall.

The upstairs comprises of a further two double bedrooms with space for double beds and storage.

The property also benefits from a garage and driveway for two cars. The generous rear garden can also be accessed via the side gate. The garden's southerly aspect and level plot is further enhanced by an element of privacy the garden boasts.

Room Dimensions

Lounge/Diner 19'9" red. 10'2" x 18'5" red. 14'8" max
(6.04m red. 3.10m x 5.62m red. 4.49m max)

Kitchen 11'5" max x 9'6" max (3.5m max x 2.9m max)

Bedroom One 12'10" x 9'8" with some height restrictions
(3.92m x 2.95m with some height restrictions)

Bedroom Two 11'5" max x 9'5" max (3.50m max x 2.89m max)

Bedroom Three 10'9" x 9'8" with some height restrictions
(3.29m x 2.96m with some height restrictions)

Sun Room 10'2" x 6'10" (3.11m x 2.09m)

Garage 15'7" x 7'7" (4.76m x 2.33m)

Shower Room



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		

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