



FEATURES

Detached Family Home

Three Double Bedrooms

Spacious Accommodation

Ground Floor Cloakroom

*Beautifully Landscaped
Southerly Garden*

Off-Street Parking & Garage

Cul-de-Sac Location

No Onward Chain!



SUMMARY

A detached family home offering spacious accommodation with three double bedrooms and a bright and well proportioned lounge/dining room. Externally, there is a beautifully landscaped southerly rear garden, garage and off-street parking. This property is offered with no onward chain!





ACCOMMODATION

Ground Floor

Upon entering you are greeted by a welcoming hallway, with stairs leading to the first floor. A conveniently located downstairs cloakroom is easily accessible from this central space. To your left, is a well appointed kitchen, boasting a comprehensive range of fitted wall and base units, with complementary worktops. The kitchen is equipped with an integrated oven and an electric hob. This kitchen also offers dedicated space and plumbing for both a washing machine and a generously sized fridge freezer.

At the rear of the ground floor, you'll find the expansive lounge/dining room. A truly spacious room that spans the full width of the house. This bright and spacious living space features French doors that open to the beautifully landscaped garden, allowing an abundance of natural light to flood in. With ample room for all your living room furnishings, this area is perfect for both relaxation and entertaining.

First Floor

The charming landing enjoys a good deal of natural light. Here, you'll find a practical airing cupboard, providing an ideal space for your laundry. Off the landing are three double bedrooms and the family bathroom.

Bedroom One boasts a delightful view overlooking the rear garden. Bedrooms Two and Three are both generously proportioned double bedrooms. One provides a captivating front-facing view, while the other offers a charming outlook onto the rear garden. Bedroom two is equipped with a built-in wardrobe, providing extra storage for your convenience.

Completing the first floor is the family bathroom. It features a panelled bath with an electric shower overhead, a close coupled WC, and a pedestal wash hand basin.

Outside

Step outside to discover a beautifully landscaped, sun-soaked, southerly facing garden that is thoughtfully tiered. The garden begins with an inviting patio area, providing an abundance of room for outdoor seating, all gracefully encircled by an eye-catching stone wall. Here, you'll also find an assortment of tastefully landscaped borders and decorative flower beds. There is easy access to the garage directly from the garden. Additionally, a side gate leads to the driveway and the front of the property.

Cloakroom 5' 9" x 4' 10" (1.75m x 1.47m)

Kitchen 9' 9" x 8' 8" plus recess 10'8" (2.97m x 2.64m)

Lounge 21' 6" x 11' 4" (6.55m x 3.45m)

Bedroom 1 12' 1" x 10' 2" (3.68m x 3.10m)

Bedroom 2 11' 1" x 8' 6" (3.38m x 2.59m)

Bedroom 3 10' 2" x 9' 1" (3.10m x 2.77m)

Bathroom 9' 9" x 5' 0" (2.97m x 1.52m)

Garage 18' 0" x 9' 8" (5.48m x 2.94m)

Council Tax Band

The Valuation Office Agency published assessment is band 'C'



The Isle and Royal Manor of Portland

Portland provides a variety of shopping and business outlets as well as many leisure activities, in particular, the excellent fishing, sailing and water sports facilities. Portland and Weymouth hosted the sailing events of the 2012 Olympic Games from the Portland based National Sailing Academy and newly built marina, Osprey Quay.

Viewing & Further Information

Viewing is strictly by appointment through the sellers sole agents, The Real Estate Bureau. Telephone 01305 826 999. We are open Monday - Friday 9:00 - 17:30 and Saturday 9:00 - 16:30. www.therealestatebureau.co.uk

Notes:



FLOORPLAN

GROUND FLOOR

1ST FLOOR



REAP LANE

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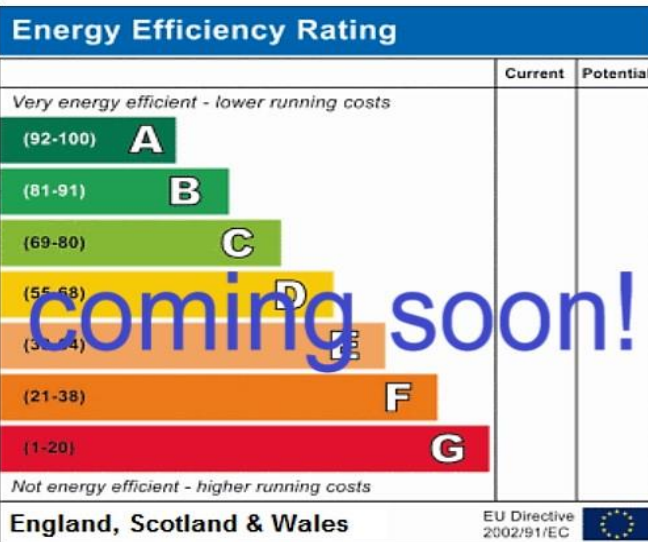
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