



50 Sweet Hill Road
Portland, DT5 2DS

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**Offers In Excess Of
£475,000 Freehold**

Hull
Gregson
Hull



Hull
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Hull

Sweet Hill Road

Portland, DT5 2DS

- Beautifully Presented Detached Split Level Bungalow
- Four Double Bedrooms
- Stunning Open Plan Kitchen/Diner
- Utility Room
- Spacious Dual Aspect Lounge
- Two En-suite Shower Rooms
- Family Bathroom
- Generous Amounts Of Off Road Parking & Garage
- Low Maintenance Gardens
- Close to Amenities





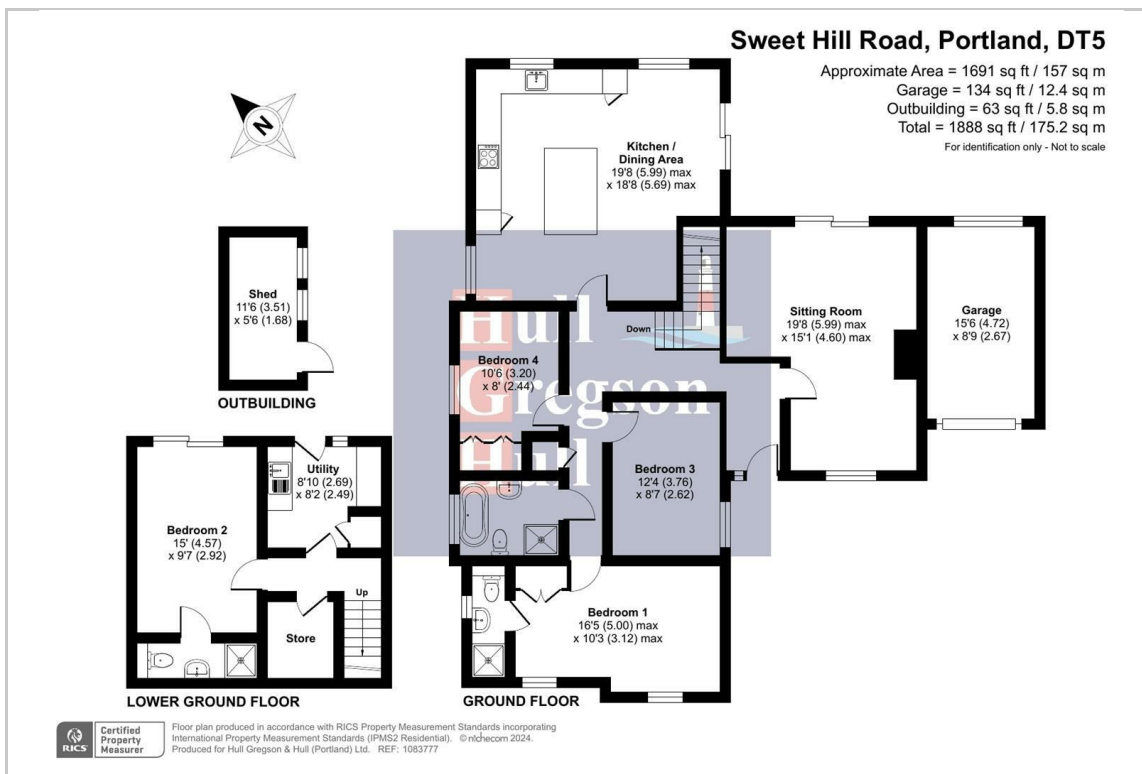
Conveniently positioned on a SIZEABLE plot and moments from the South West Coast Path, is this IMMACULATELY presented, FOUR DOUBLE bedroom DETACHED BUNGALOW, split over TWO FLOORS. The property benefits from ample OFF ROAD PARKING & GARAGE, an impressive, HIGH SPECIFICATION open plan KITCHEN/DINER, large dual aspect LOUNGE with feature Portland Stone fireplace, TWO EN-SUITES, FAMILY BATHROOM and a UTILITY ROOM.

Upon entering the property you are greeted by the welcoming entrance hallway, where doors provide access to all principal rooms. This



stunning property has under gone full modernisation by the current vendors, creating spacious light and airy accommodation throughout. The imposing open plan kitchen/diner, which has been finished to an excellent standard comprising a sizeable island and a wide range of eye and base level storage cupboard. Fitted with integral oven, hob, fridge/freezer, dishwasher and wine cooler. The dining area is spacious enough to house a large family dining room table and sofa. Sliding patio doors from dinning area lead out to a raised decked seating area. The lounge is a large dual aspect room, with front aspect window and sliding patio doors further providing access to the deck area. All four bedrooms are of a double size, with bedroom one and bedroom four boasting modern fitted en-suite shower rooms. Bedrooms one and two further benefit from built in wardrobes. The family bathroom is finished to a excellent standard comprising a free standing bath, shower, wash hand basin and WC. Stairs descend to the lower ground floor from the entrance hallway where bedroom four and the utility room are located. The utility room comprises base and eye level storage cupboards and plumbing for additional appliances. From the utility room there is rear aspect door to the garden.





- Lounge**
15'3" x 19'6" (4.66 x 5.96)
- Kitchen/Diner**
19'11" x 19'1" (6.08 x 5.83)
- Bedroom 1**
10'6" x 16'7" (3.21 x 5.08)
- Bedroom 2**
8'0" x 10'10" (2.45 x 3.31)
- Bedroom 3**
9'0" x 12'7" (2.75 x 3.86)
- Bedroom 4**
15'11" x 9'7" (4.87 x 2.94)
- Family Bathroom**
6'4" x 8'7" (1.95 x 2.64)
- Utility Room**
8'7" x 9'6" (2.64 x 2.90)
- Garage**
15'5" x 8'9" (4.72 x 2.67)

Pictures

Please note, these images were taken on 2023 just after the property had been fully renovated and prior to construction taking place to the side.

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: Detached Split Level Bungalow
 Property construction: Standard
 Mains Electricity
 Mains Water & Sewage: Supplied by Wessex Water
 Heating Type: Gas
 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.



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		71	83
	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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