

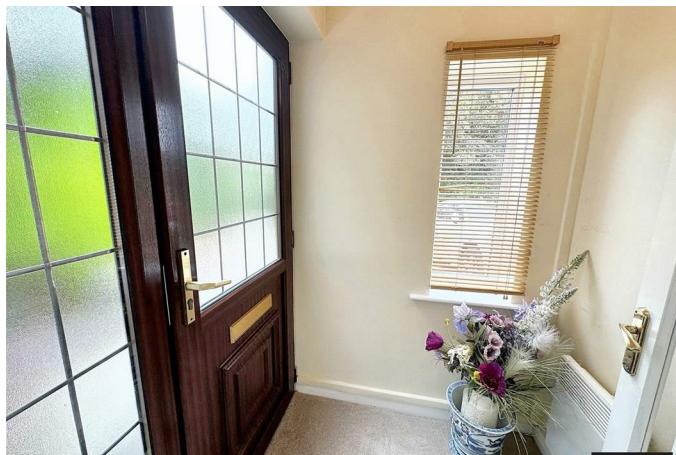


Manor Close

Portesham, Weymouth DT3 4EH

- Modern Semi Detached Home
- Spacious Lounge
- Contemporary Kitchen & Separate Utility Area
- Double Glazing & Electric Heating
- Easy to Maintain Rear Garden
- Three Bedrooms
- Conservatory
- Family Shower Room & Ground Floor WC
- Front Driveway & Garage
- No Onward Chain

Asking Price £335,000 Freehold



SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Lobby

Lounge

12'12" max x 21'2" max

Kitchen

11'10" x 9'4"

Utility Room

8'2" x 4'3"

WC

FIRST FLOOR

First Floor Landing

Bedroom One

8'10" x 14'10"

Bedroom Two

9'8" x 9'1"

Bedroom Three

6'7" x 8'11"

Shower Room

8'8" x 5'3"

OUTSIDE

Front Driveway

Integral Garage

16'3" max x 8'8" max

Rear Garden

We are delighted to offer for sale Florence Cottage, a beautifully maintained modern semi-detached home, situated in the picturesque Dorset village of Portesham and offered with no onward chain. The property comprises a lounge, conservatory, contemporary fitted kitchen, utility area, ground floor WC, three bedrooms and a modern shower room. Plantation blinds feature in the lounge and bedrooms. Externally, there is a front driveway, integral garage and an easy-to-maintain rear garden.

The ground floor features an entrance lobby leading to a spacious open-plan lounge, enjoying views into the conservatory and rear garden via patio doors. The conservatory, currently used as a dining area, provides a pleasant space to enjoy the garden. An opening from the lounge leads into the stylish fitted kitchen, offering a range of wall and base units, attractive work surfaces and integrated appliances including a four-ring hob, double oven, concealed extractor and fridge freezer. An understairs cupboard provides additional storage. The utility area offers further storage and plumbing for a washing machine, with

access to the ground floor WC.

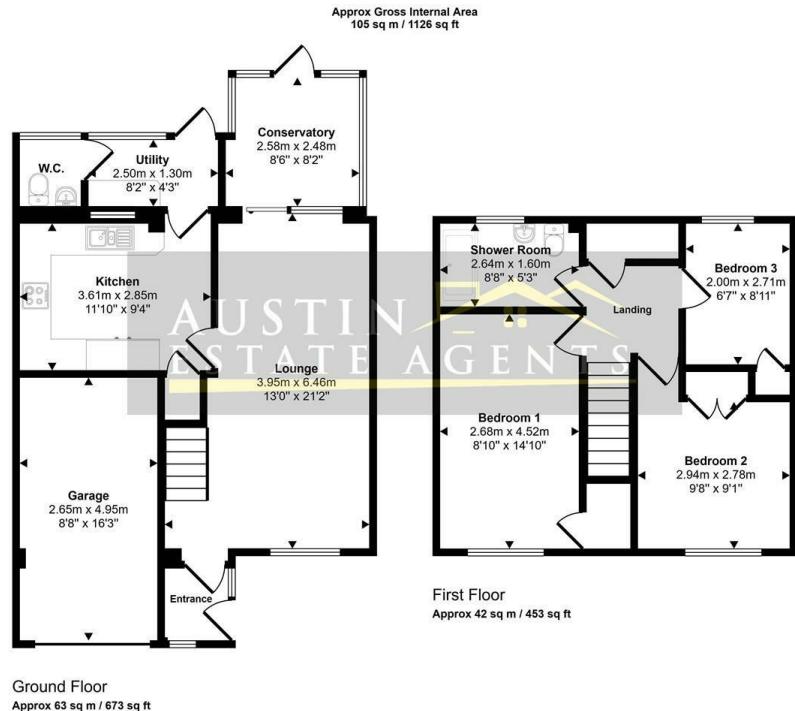
Stairs rise to the first-floor landing with access to three bedrooms, the family shower room and a storage cupboard. Bedrooms one and two are well-proportioned doubles, while bedroom three is a generous single. All bedrooms benefit from built-in wardrobes or cupboards. The shower room features a modern suite with a walk-in double shower, vanity WC and wash hand basin, complemented by contemporary tiling and a heated chrome towel rail.

Outside, the driveway provides off-road parking and access to the integral garage. The rear garden is predominantly laid to patio with well-stocked planted borders.

Portesham offers local amenities including a primary school, village store, popular pub and bus routes. Scenic countryside and World Heritage coastline walks are nearby, with Weymouth and Dorchester approximately 15 minutes away.



Local Authority **Dorset Council**
Council Tax Band **D**
EPC Rating **E**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

