Park Estate Road

Portland, DT5 2BL

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Offers In Excess Of £240,000 Freehold

Hull Gregson Hull

Park Estate Road

Portland, DT5 2BL

- Three Well-Proportioned Bedrooms
- End Terraced House
- Driveway for Two Cars
- Spacious Dual-Aspect Lounge/Dining room
- Modern Fitted Kitchen Overlooking the Garden
- Useful Utility Room
- Modern Family Bathroom
- Generous Accommodation Extending to Approximately 996 sq ft
- Large Decked Entertaining Area to the Rear
- Popular Residential Location on Portland, Close to Local Amenities and Transport Links

**VENDOR SUITED AND UPPER CHAIN COMPLETE **

Located in a popular residential area of Portland, this WELL PRESENTED THREE BEDROOM home offers SPACIOUS and VERSATILE accommodation extending to approximately 996 sq ft. Boasting a SPACIOUS DUAL-ASPECT LOUNGE/DINING ROOM, FITTED KITCHEN, USEFUL UTILITY ROOM, THREE WELL-PROPORTIONED BEDROOMS and a SUNNY ENCLOSED REAR GARDEN WITH A GENEROUS DECKED ENTERTAINING AREA, this attractive property is perfectly suited to families, first-time buyers and those looking to upsize. Conveniently positioned close to LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS, this is a fantastic opportunity to acquire a home in a sought-after Portland location.

Stepping through the front door, you're welcomed into an entrance porch which provides access to the converted garage, currently utilised as a dog grooming studio, and sizeable utility room.

Positioned to the left is the impressive dual-aspect open plan lounge diner, a spacious reception area extending the full depth of the property. Large windows to the front and a patio door to the rear fill the room with natural light throughout the day, creating a bright and inviting space ideal for both everyday family living and entertaining guests. There is ample room for a comfortable seating area as well as a full dining set, making this a truly versatile living environment.

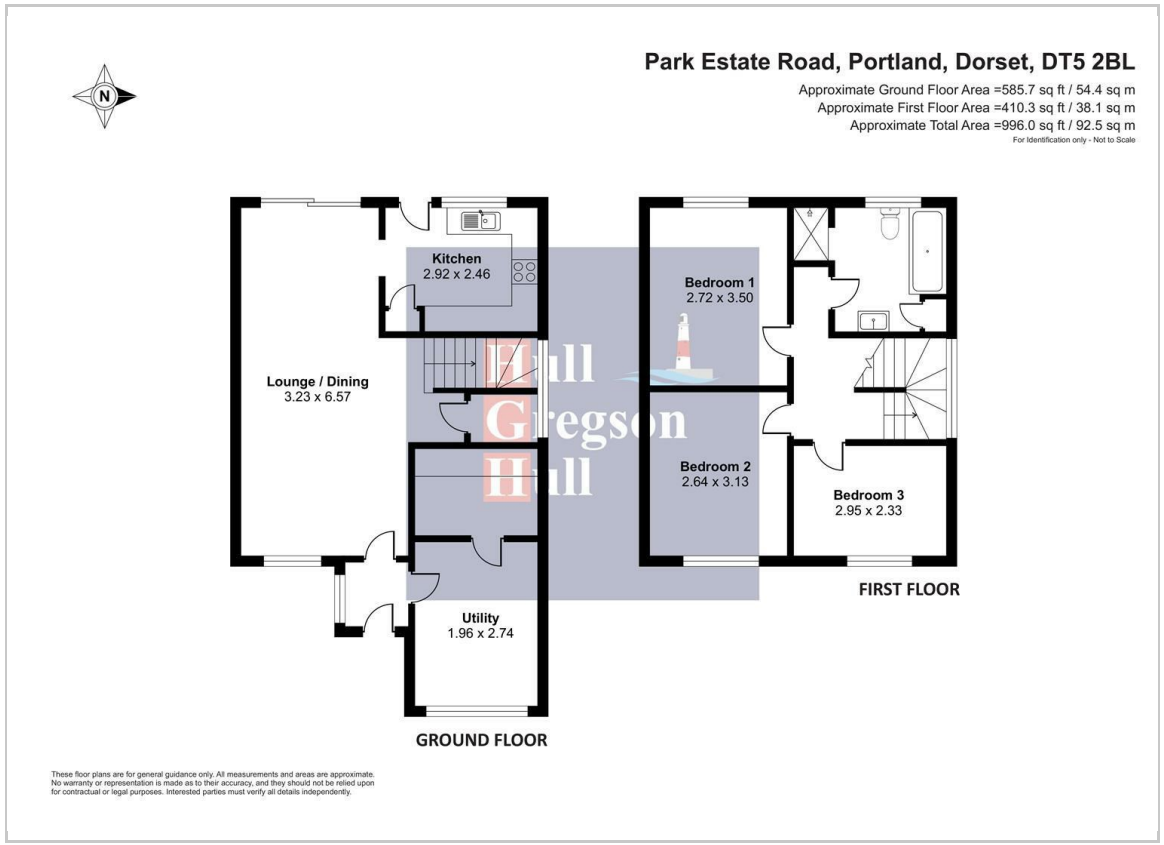
Moving through to the rear of the property, the kitchen enjoys a practical layout with a range of work surfaces, storage units and space for appliances. Conveniently located overlooking the garden, the kitchen enjoys easy access for outdoor dining and family gatherings during the warmer months.

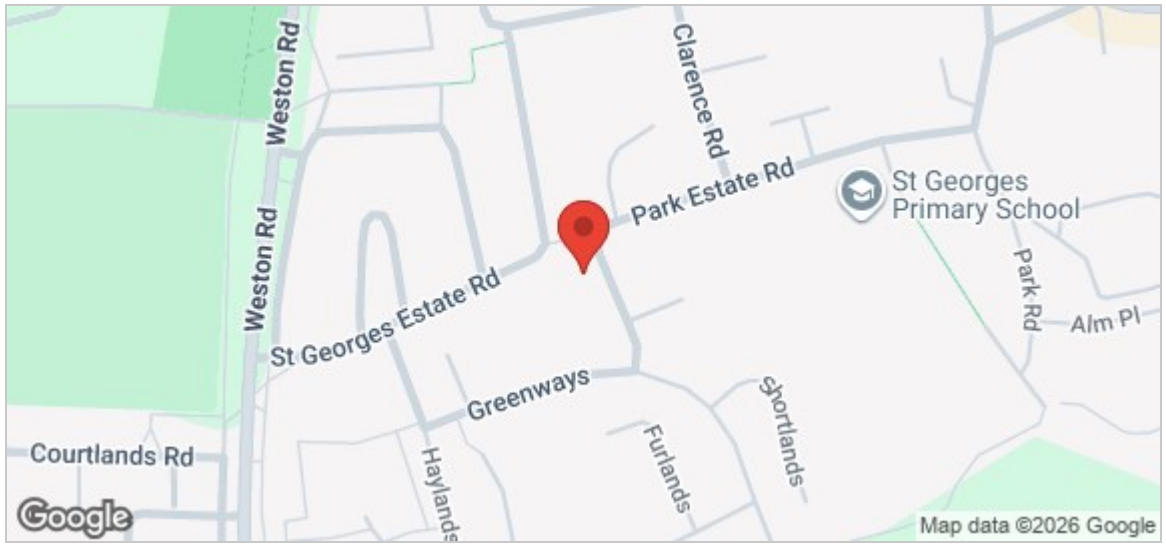
Ascending to the first floor, the landing connects all three bedrooms and the family bathroom.

Bedroom One is a generous double bedroom situated at the front of the property, providing ample space for wardrobes and additional furniture. Bedroom Two is another well-sized bedroom overlooking the rear aspect, making it ideal as a guest room, children's bedroom or additional double room. Bedroom Three offers excellent flexibility and could serve equally well as a nursery, home office, dressing room or single bedroom.

Completing the first floor is the family bathroom, fitted with a bath, double shower cubicle, wash hand basin and WC, serving all three bedrooms with ease.

The enclosed rear garden offers a generous decked seating area, ideal for entertaining and outdoor dining, alongside a lawn with planted borders and mature shrubs. A substantial timber shed provides excellent storage, while the garden enjoys a sunny aspect and a good degree of privacy.





Lounge Dining Area
10'7" x 21'6" (3.23 x 6.57)

Kitchen
9'6" x 8'0" (2.92 x 2.46)

Utility Area (Dog Grooming Room)
6'5" x 8'11" (1.96 x 2.74)

Bedroom One
8'11" x 11'5" (2.72 x 3.50)

Bedroom Two
8'7" x 11'5" (2.64 x 3.50)

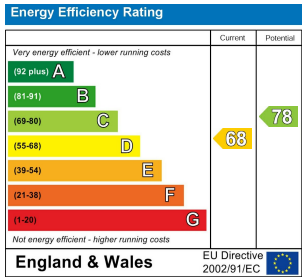
Bedroom Three
9'8" x 7'7" (2.95 x 2.33)

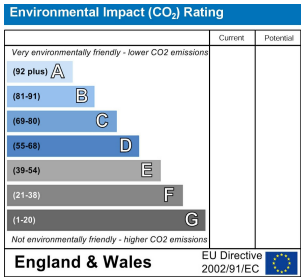
Family Bathroom

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: Mid Terrace
Property construction: Standard
Tenure: Freehold
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. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions 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.





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