



**Moorfield Road**  
Portland, DT5 1HJ

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**Offers In Excess Of  
£450,000 Freehold**

**Hull**  
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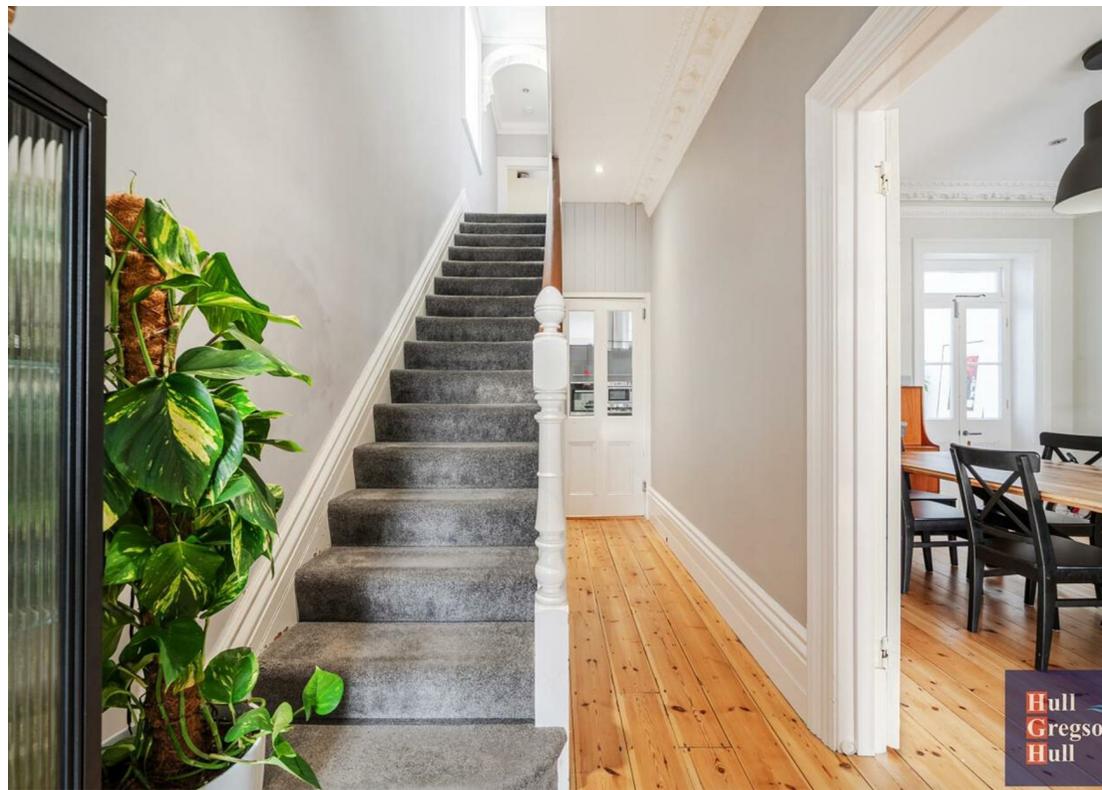
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## Moorfield Road

Portland, DT5 1HJ

- Impeccably Presented End Of Terrace Family Home
- Boasting Generous Accommodation Throughout
- Arranged Over Three Floors
- Five Double Bedrooms
- Three Modern En-suites
- Stunning Open Plan Living/Dining Room
- Modern Fitted Kitchen
- Additional Snug Area
- Private Low Maintenance Rear Garden
- Viewings Come Highly Advised

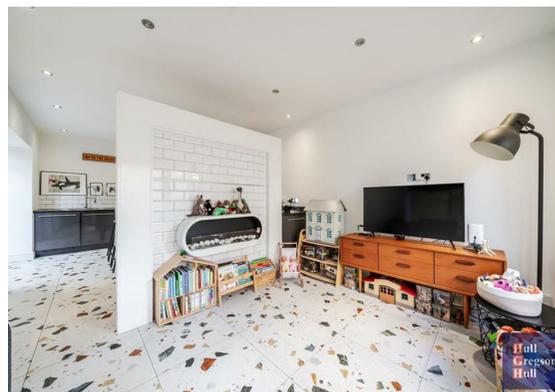




Introducing Rosslyn, a truly STUNNING and IMPOSING END OF TERRACE family home. Finished to a beautiful standard throughout. Arranged over THREE FLOORS the accommodation comprises FIVE DOUBLE BEDROOMS, three en-suites, OPEN PLAN LIVING/DINING ROOM, modern fitted KITCHEN AND SNUG. Outside there is a private LOW MAINTENANCE rear garden. Situated in the ever POPULAR location of Easton.



As you step into the property you are greeted by a charming hallway, allowing character to flood into the home. On your left you will find the open plan living and dining room. With



bay fronted window, light is able to flood the exposed flooring. The dining area is occupied by the rear of this room, with the original shutter door available to separate the two living areas - perfect for a cosy snug or a home office.

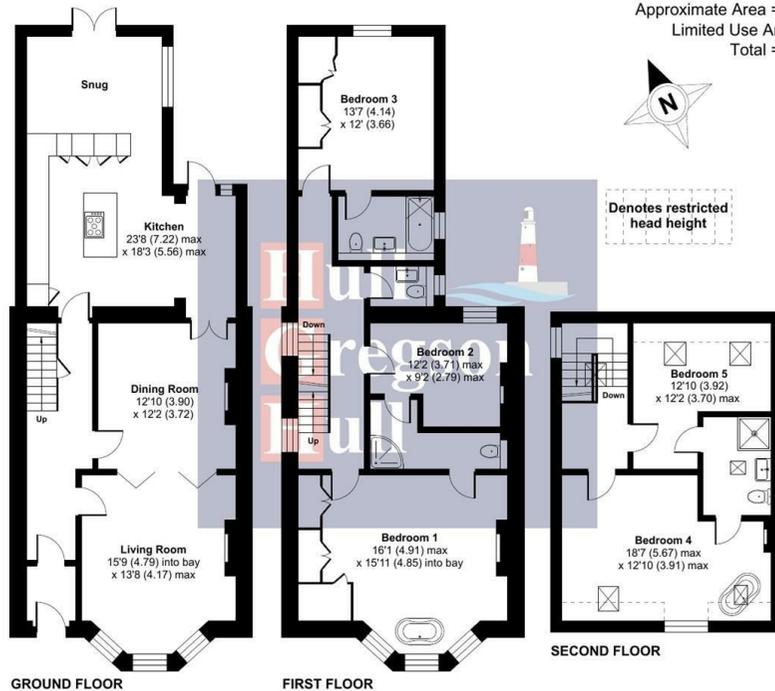
The rear of the dining area follows into the immaculately presented, contemporary kitchen where natural light continues to impose upon the property. The kitchen is comprised of a built in oven, microwave, fridge freezer and a gas hob on the kitchen island. Beyond the kitchen is a hidden snug - the perfect place for children to gather as your tidying up or preparing lunches for a busy day ahead.

The first floor is comprised of the principle suite, along with the first two double bedrooms and additional W.C. The principle suite truly is a outstanding feature of this property, with bay fronted windows, a free standing bath and jack and jill bathroom, it almost feels like being on holiday. The second double bedroom has access to the jack and jill bathroom, while the third bedroom has a private ensuite. The final feature of this floor is an additional W.C. where the door is masked as a bookshelf - another charming quirk, allowing character to thrive.



## Moorfield Road, Portland, DT5

Approximate Area = 2126 sq ft / 197.5 sq m  
 Limited Use Area(s) = 44 sq ft / 4 sq m  
 Total = 2170 sq ft / 201.5 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rnhcom 2026. Produced for Hull Gregson & Hull (Portland) Ltd. REF: 1395483



**Living Room**  
 15'9" into bay x 13'8" max (4.80m into bay x 4.17m max)

**Dining Room**  
 12'10" x 12'2" (3.91m x 3.71m)

**Kitchen**  
 23'8" max x 18'3" max (7.21m max x 5.56m max)

**Snug**

**Bedroom One**  
 16'1" max x 15'11" into bay (4.90m max x 4.85m into bay)

**Jack 'N' Jill En-suite**

**Bedroom Two**  
 12'2" max x 9'2" max (3.71m max x 2.79m max)

**Bedroom Three**  
 13'7" x 12' (4.14m x 3.66m)

**En-suite**

**Bedroom Four**  
 18'7" max x 12'10" max (5.66m max x 3.91m max)

**Jack 'N' Jill En-suite**

**Bedroom Five**  
 12'10" x 12'2" max (3.91m x 3.71m max)

### 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: End Of Terrace  
 Property construction: Standard  
 Tenure: Freehold  
 Mains Electricity  
 Mains Water & Sewage: Supplied by Wessex Water  
 Heating Type: Gas Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. [checker.ofcom.org.uk/](http://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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions			Very environmentally friendly - lower CO <sub>2</sub> emissions			
A	A			A			
B	B			B			
C	C			C			
D	D			D			
E	E			E			
F	F			F			
G	G			G			
Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions			Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		