



Connells

Manor Close  
Portesham Weymouth



## Property Description

Welcome to 'Florence Cottage, No 5, Manor Close'.

An attractive modern semi detached house quietly situated in the heart of this picturesque village within easy reach of the Jurassic coast and rolling countryside.

Constructed with Bradstone elevations under a tiled roof, the property has been subject to comprehensive modernisation and improvement by the current owners with a host of contemporary features.

On the ground floor, a useful entrance lobby leads into a spacious open plan sitting/dining room enjoying a double aspect with access into the conservatory. Open access leads into a modern fitted kitchen, extensively fitted with a range of wall and floor cupboards, attractive worksurfaces and integrated appliances.

On the first floor are 3 bedrooms, all with built in wardrobes or cupboards with the main bedroom enjoying distant views to the surround countryside.

There is a well appointed contemporary fitted shower suite with an attractive tiled surround and chrome towel radiator.

Outside, a tarmac driveway provides off road parking and leads to an integral garage. The front garden is stocked with a variety of shrubs and plants with pedestrian side access leading to the rear. The rear garden has raised floral beds and paved for low maintenance.

### Entrance

Glazed door leading into: -

### Porch

Carpeted. Skirt boarding. Front aspect double glazed window. Wall mounted radiator. Glazed wooden door leading into: -

### Lounge

21' 2" x 13' (6.45m x 3.96m)

Front aspect double glazed window. Power points. Television point. Telephone point. Coving. Skirt boarding. Two wall mounted radiators. Rear aspect double glazed patio doors providing access into the conservatory. Glazed door leading into: -

### Kitchen

11' 10" x 9' 4" (3.61m x 2.84m)

Contemporary fully fitted with high gloss wall and base units with worksurfaces over. Inset resin sink and drainer unit. Integral appliances including a four ring halogen hob, eye level double oven, concealed extractor and fridge freezer. Tiling. Power points.

Wall mounted radiator. Skirt boarding. Coving. Larder. Rear aspect double glazed window. Rear aspect glazed wooden door leading into: -

### Utility Room

Worksurfaces. Space and plumbing for a washing machine. Rear aspect double glazed window. Rear aspect double glazed door providing access to the garden. Door leading into: -



### Wc

Low level wc and wash hand basin. Tiling.

### Conservatory

8' 6" x 8' 2" (2.59m x 2.49m)

Brick and upvc construction. Power points. Rear aspect double glazed door providing access to the garden.

### First Floor

#### Landing

Carpeted. Wall mounted radiator. Power points. Skirt boarding. Airing cupboard. Door leading into: -

#### Bedroom One

14' 10" x 8' 10" (4.52m x 2.69m)

Front aspect double glazed window with fitted shutters. Carpeted. Power points. Wall mounted radiator. Built in wardrobe. Coving. Skirt boarding. Loft access.

#### Bedroom Two

9' 8" x 9' 1" (2.95m x 2.77m)

Front aspect double glazed window with fitted shutters. Carpeted. Power points. Wall mounted radiator. Built in wardrobe. Coving. Skirt boarding.

#### Bedroom Three

8' 11" x 6' 7" (2.72m x 2.01m)

Rear aspect double glazed window with fitted shutters. Carpeted. Power points. Wall mounted radiator. Built in wardrobe. Coving. Skirt boarding.

### Bathroom

Modern fitted suite, comprising rainfall shower with glass screen, low level WC and vanity wash hand basin. Wall mounted chrome heated towel rail. Inset spotlighting. Extractor fan. Tiling.

### Outside

#### Front Garden

Pathway to the front door. Planted borders to the side of the driveway and path add natural interest and colour.

#### Westerly Rear Garden

The rear garden is easy to maintain being predominately laid to patio with pleasantly planted borders full of mature shrubs and plants.

### Garage

16' 3" x 8' 6" (4.95m x 2.59m)

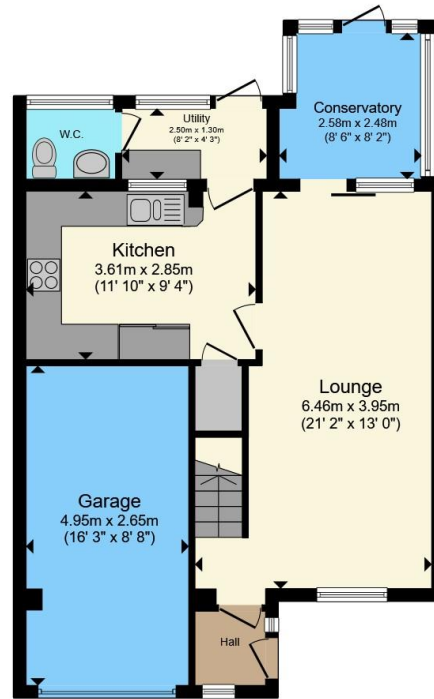
Up and over door.

### Driveway









**Ground Floor**



**First Floor**

Total floor area 107.4 m<sup>2</sup> (1,156 sq.ft.) approx

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 Band: D

Tenure: Freehold

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