



## Shepherds Croft

Portland, DT5 1DJ



Offers In Excess Of  
£340,000 Freehold

**Hull**   
**Gregson**  
**Hull**

# Shepherds Croft

Portland, DT5 1DJ

- Beautifully Presented Family Home
- Panoramic Countryside & Sea Views
- Three Double Bedrooms
- Front Aspect Living Room
- Modern Fitted Kitchen/Dining Room
- Separate Utility Room/WC
- Integral Workshop
- Ample Off Road Parking
- Enclosed Low Maintenance Rear Garden
- Viewings Highly Advised





Beautifully presented SEMI-DETACHED FAMILY HOME, boasting truly stunning DIRECT PANORAMIC COUNTRYSIDE AND SEA VIEWS. This ideal family home offers a FRONT ASPECT LIVING ROOM, modern open plan KITCHEN/DINING ROOM, separate utility room/WC and FAMILY BATHROOM. To the front of the property there is AMPLE OFF ROAD PARKING and a integral WORKSHOP, the rear garden is a LOW MAINTENANCE SPACE.



Access is gained via the purpose build porch, where internal door opens into the welcoming entrance hallway where doors lead to all principal rooms. The light and airy front aspect living room benefits from built in furniture ideal for a media wall. The large window allows



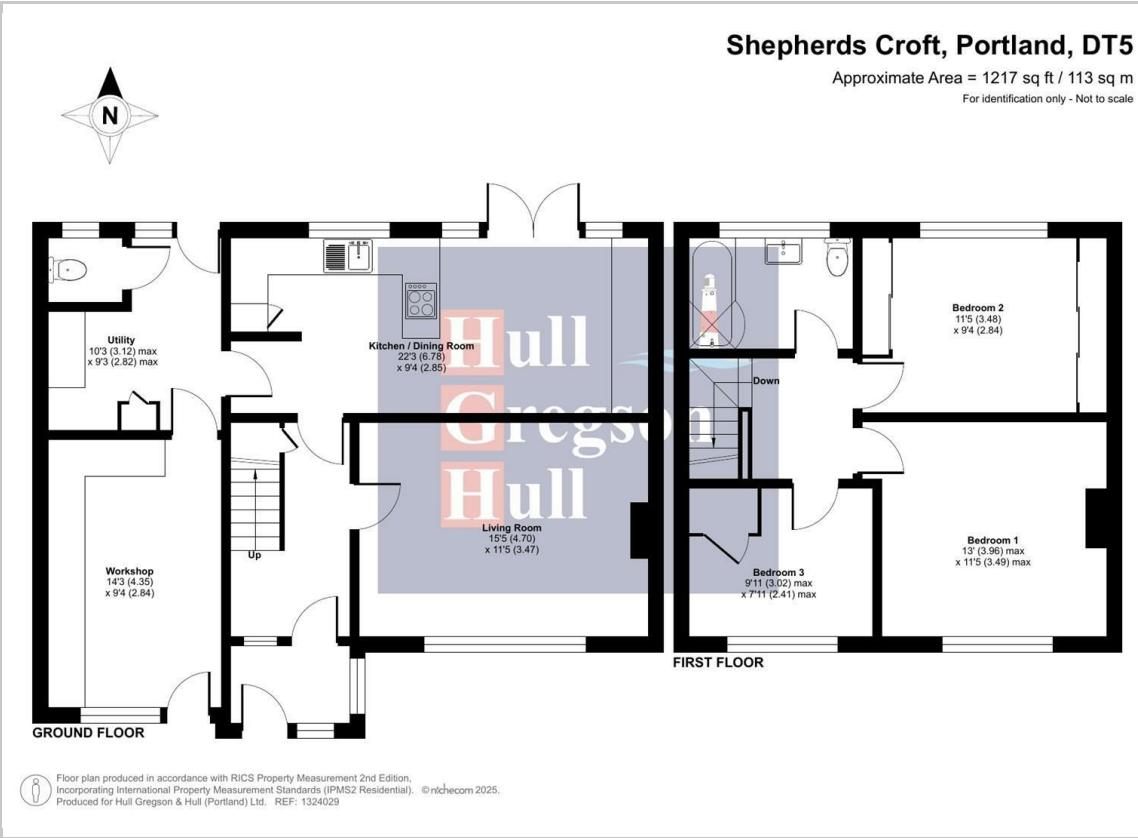
ample amounts of natural light to flood the room, and provides stunning views out to the countryside and sea beyond. The modern fitted kitchen/dining room is a sizeable area hosting a selection of colour matching eye and base level storage cupboards, a selection of integral domestic appliances. This room is a real hub of the home with space for a family sized table and chairs. French doors provide access out to the rear garden. To complete the ground floor accommodation is the separate utility/WC. The utility area offers plumbing for further free standing appliances and a downstairs WC. From the utility access can be further gained to the rear garden or the integral workshop. The work shop offers power perfect for any potential buyers looking to work from home or a hobby space.

Stairs rise to the first floor where bedrooms one, two, three and the family bathroom are located. Bedroom one is a large front aspect double bedroom boasting direct and panoramic views. Bedroom two is a rear aspect double with a selection of built in wardrobes. Bedroom three is a front aspect guest double, currently set up as a office space. The family bathroom comprises underfloor heating, a modern fitted suite with bath and shower over, wash hand basin and WC.



To the front of the property there is a hard standing driveway providing off road parking for several cars. There is a seating area perfect for enjoying the stunning views and a glass of wine in the evenings.

The rear garden is a fully enclosed space offering a mixture of decking/seating areas, with the remainder laid to lawn. The garden is perfect for growing families, al fresco dining and summer entertainment.



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## Porch

### Living Room

15'5 x 11'5 (4.70m x 3.48m)

### Kitchen/Dining Room

22'3 x 9'4 (6.78m x 2.84m)

### Utility

10'3 max x 9'3 max (3.12m max x 2.82m max)

### Workshop

14'3 x 9'4 (4.34m x 2.84m)

### Bedroom One

13' max x 11'5 max (3.96m max x 3.48m max)

### Bedroom Two

11'5 x 9'4 (3.48m x 2.84m)

### Bedroom Three

9'11 max x 7'11 max (3.02m max x 2.41m max)

### 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:** Semi-Detached Family Home

**Property construction:** Standard

**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/

### 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			
EU Directive 2002/91/EC		74	80

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC		74	80