



May Bower Gardens

Sweethill Lane Portland, DT5 2DT



Asking Price
£299,000 Freehold



May Bower Gardens

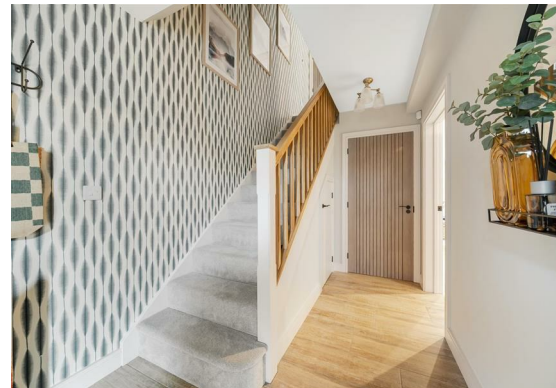
Sweethill Lane Portland, DT5 2DT

- Sizeable Two Bedroom Mid Terraced House
- Larger than Average - 1045 sq ft
- Fantastic Quality New Build Home
- Allocated Parking
- Heated by Air Source Heat Pump
- Effortlessly Stylish Modern Living
- Beautifully Landscaped Open Spaces
- Principal Suite with En-Suite
- Quiet Cul-de-Sac Setting
- 10 Year Build Guarantee





This IMPRESSIVE TWO BEDROOM MID-TERRACED HOUSE forms part of the sought-after MAY BOWER GARDENS DEVELOPMENT and OFFERS A LEVEL OF SPACE RARELY FOUND in a typical two-bedroom property. The property also BOASTS ALLOCATED PARKING, AN EN-SUITE TO THE PRINCIPAL BEDROOM, AND A CONVENIENT GROUND FLOOR CLOAKROOM / UTILITY AREA..



Upon entering, you are welcomed into a well-proportioned hallway, setting the tone for the space that follows.

The ground floor is particularly noteworthy, boasting a superb open-plan living environment that is far larger than expected for a home of this type. The living area provides ample room for comfortable seating, while the adjoining

dining space allows for a full-sized dining table, perfect for entertaining or family living.

To the rear, the kitchen is well laid out with a range of units and workspace, ideally positioned to remain connected to the main living areas, creating a sociable hub of the home. A separate utility room and additional storage further enhance the practicality, something not often found in properties of this size.

Overall, the ground floor offers a level of openness and flexibility that truly sets this home apart from a standard two-bedroom layout.

Upstairs, the generous proportions continue.

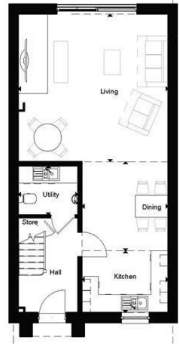
The principal bedroom is a spacious double, benefitting from built-in storage and its own en-suite shower room, creating a private and comfortable retreat.

Bedroom two is another well-sized double room, offering far more space than typically expected, making it suitable for guests, children, or even a home office setup.

The family bathroom is also well appointed, serving the second bedroom and guests.



A3



Ground Floor Plan



First Floor Plan

PLOT 14 - Room Dimensions Ground Floor

Room Name	Room Width (m)	Room Length (m)	Room Width (ft)	Room Length (ft)
P14 - Living	5.47	5.38	17' - 11"	17' - 8"
P14 - Dining	3.14	3.25	10' - 4"	10' - 8"
P14 - Kitchen	3.14	2.25	10' - 4"	7' - 5"
P14 - Utility	2.17	1.79	7' - 2"	5' - 11"

PLOT 14 - Room Dimensions First Floor

Room Name	Room Width (m)	Room Length (m)	Room Width (ft)	Room Length (ft)
P14 - Bedroom 1	3.08	3.66	10' - 1"	12' - 0"
P14 - Bedroom 2	3.08	3.15	10' - 1"	10' - 4"
P14 - Bathroom	2.26	2.01	7' - 5"	6' - 7"
P14 - En-suite	2.28	1.44	7' - 6"	4' - 9"



Scale 1:100
0 2m 4m 6m

Railway Northcote Camberville
 751 794 30731 751 775 03700 751 775 47905
 751 794 30726 751 794 30726 751 794 30726

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Project: May Bower Gardens Phase 2
 Drawing: House Type Care Plot 14 Sales Plans
 Client: HomeLife
 Job No: K00R0910 Date: 15/01/23
 Drawn: PL014-90-001 Rev: 01
 Author: PAW Checker: TA Scale: 1:100 @ A1
 Status: PLANNING Office: Ramsey
 Client ref: K00R0910-TAR-PL014-90-001



- Living Area**
18'0" x 18'0" (5.5 x 5.5)
- Dining Area**
10'3" x 10'7" (3.14 x 3.25)
- Kitchen Area**
10'3" x 7'4" (3.14 x 2.25)
- Utility Room**
7'1" x 5'10" (2.17 x 1.79)
- Primary Bedroom**
10'1" x 12'0" (3.08 x 3.66)
- Ensuite**
7'5" x 4'8" (2.28 x 1.44)
- Bedroom Two**
10'1" x 10'4" (3.08 x 3.15)
- Bathroom**
7'4" x 6'7" (2.26 x 2.01)

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: Mains Water is provided by Independent Water Network and Waste Water / Sewerage provided by Wessex Water

Heating Type: Air Source Heat Pump

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk/

Service Charge

The developer has advised the Service Charges will be pro-rata until the development is fully build complete in approximately Spring 2027 and will be around £50 per month, and this will cover Maintenance of: Common TV, Landscape Management, Roads and drainage, Woodland Management, Footpaths/shared surfaces, Lighting (street lights - electric), Management Agent, Ecology, Pond Management and Site Insurance (PLI). The developer has also advised the charge will also contribute towards the sinking fund for: Drainage and Road as these are both private and not adopted and communal TV - satellite dish/aerial and system,

