



The Real Estate Bureau are delighted to offer this substantial family home, conveniently situated close to the local shops and amenities of Easton Square, Portland. This spacious property is beautifully presented and comprises: entrance hall, lounge, sitting room, a spacious modern fitted kitchen/dining room, four double bedrooms (master with en-suite) and a family bathroom. The accommodation enjoys gas central heating and PVCu double glazing, whilst externally, there is an low maintenance courtyard garden to the rear.



This stunning end of terrace house is located on the charming Isle of Portland in Dorset and offers a spacious and stylish living space for a growing family.

As you enter the property, you are greeted by a light and airy hallway that leads to the two reception rooms on the ground floor. The first reception room is a cosy space, perfect for relaxing or entertaining guests, while the second reception room could be used as a formal dining room or family room and it benefits from a wood burning stove.



The modern fitted kitchen/dining room is the heart of the home, with plenty of space for cooking and dining. The kitchen features sleek cabinets, integrated appliances, and a large island, making it a great space for family meals and gatherings.



Upstairs, there are four generously sized bedrooms, all beautifully presented with neutral décor and fitted wardrobes. The master bedroom boasts an en-suite bathroom, providing a private retreat for the homeowners.

The property also benefits from a family bathroom with a bathtub and a separate shower.



Additional features of this property include gas central heating and PVCu double glazing throughout, ensuring a warm and energy-efficient home all year round.

Outside, there is a well-maintained garden at the rear of the property, perfect for enjoying outdoor meals or relaxing in the sun.

Located close to the shops and amenities of Easton, this property offers convenience and accessibility to everything you need.



Overall, this substantial family home is beautifully presented and offers a fantastic opportunity for a new owner to move in and enjoy all that Portland has to offer. Priced at £325,000.00, this property is sure to attract plenty of interest.

Entrance Composite front door to:

Entrance Vestibule Quarry tiled floor. Glazed door to:

Entrance Hall Solid timber flooring. Feature arch. Radiator. Under stairs cupboard. Doors to:

Living Room 3.81 m x 3.40 m 12'6" x 11'2" A bright and spacious room with PVCu double glazed bay window to the front. Radiator.

Family Room 3.78 m x 2.74 m 12'5" x 9'0" A cosy sitting room with a feature exposed Portland stone and brick chimney breast and fire surround housing a cast iron log burner. Radiator. Solid timber flooring. PVCu double glazed window to rear.

Kitchen Area 6.60 m x 2.79 m 21'8" x 9'2" Beautifully fitted kitchen comprising and extensive range of base and wall mounted cupboards and drawers with solid oak wood block worktops incorporating a breakfast bar. Belfast style stainless steel sink unit. Range style cooker with extractor over. Plumbing for an automatic dishwasher. Ceramic tiled floor. PVCu double glazed window to side. Leading to:

Dining Area 4.34 m x 2.13 m 14'3" x 7'0" Ceramic tiled flooring continues from the kitchen area. Fitted cupboard with oak wood block worktop. Plumbing for a washing machine. PVCu double glazed French doors lead to the rear garden and a double glazed roof window provides additional natural light to the dining area.

First Floor Landing Doors to:

Bedroom 1 4.42 m x 3.81 m 14'6" x 12'6" Another bright and spacious room with PVCu double glazed bay window to the front. Radiator.

Bedroom 2 3.81 m x 2.89 m 12'6" x 9'6" PVCu double glazed window to rear. Radiator.

Bedroom 3 3.20 m x 2.79 m 10'6" x 9'2" PVCu double glazed window to rear. Radiator.

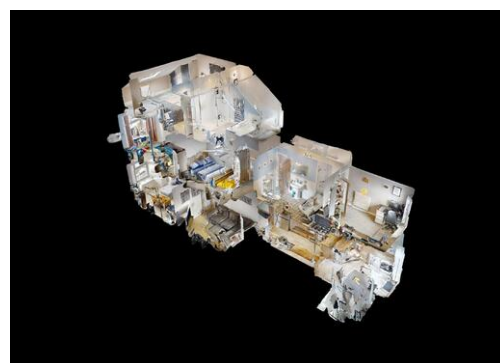
Family Bathroom 3.20 m x 2.79 m 10'6" x 9'2" Period style suite comprising roll top bath with overhead shower, pedestal wash hand basin and close coupled WC. Radiator/towel rail. Ceramic tiled floor. PVCu double glazed window.

Second Floor Landing Window to rear. Doors to:

Master Bedroom 5.26 m x 4.57 m 17'3" x 15'0" A spacious room with double glazed roof window. Radiator. Door to en-suite.

Ensuite Roof window. Walk in shower. Bath. Wash hand basin and vanity unit. WC. Heated towel rail.

Outside To the rear is a Portland stone wall enclosed courtyard garden laid to paving slabs and a timber decking area. There is also a large store/workshop (14'4" x 6'6" approx). Side access gate.



NOTE: We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. The copyright of all details, photographs and floor plans remain exclusive to The Real Estate Bureau Ltd. These particulars, whilst believed to be accurate are a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floorplan



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EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			

Features

- Substantial Family Home
- Beautifully Presented
- Master Bedroom With En-Suite
- Modern Fitted Kitchen/Dining Room
- Two Reception Rooms
- Gas Central Heating & PVCu Double Glazing
- Close to Shops & Amenities of Easton

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