



## Wakeham

Portland, DT5 1HW



Asking Price  
£290,000 Freehold



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- Three / Four Bedroom Mid Terraced Chalet Style Home
- Allocated Parking with Provisions for EV Charger
- Built by Laming and Sons LTD
- Energy Efficient - Air Sour Heat Pump
- Under Floor Heating to Ground Floor
- Downstairs Cloakroom
- 'L' Shaped Lounge Kitchen Diner with Integrated Appliances
- High Specification Finish
- Side Access
- Due for Completion Spring 2026





Offered for sale with NO FORWARD CHAIN, this BEAUTIFULLY CRAFTED CHALET-STYLE HOME, built by LAMING & SONS and backed by a PREMIER BUILD GUARANTEE, combines timeless design with modern comfort. Benefitting from an AIR SOURCE HEAT PUMP & UNDERFLOOR HEATING, ensuring a WARM AND INVITING atmosphere throughout the cooler months. Further enhancing its appeal, the home comes with ONE PARKING SPACE, complete with PROVISIONS FOR EV CHARGING.

Stepping inside, you're welcomed into a practical entrance hallway that provides space for coats and shoes

while connecting the main living areas. To the front, the living room offers a bright and versatile space—perfect for relaxing or easily adapted into a ground-floor bedroom if needed. Moving through, the home opens into a stunning open-plan living area at the rear. This sociable space combines a modern kitchen with integrated appliances, generous worktop space, and a dining area, all overlooking the garden. French doors provide direct access outside, ideal for summer entertaining or enjoying fresh air while you cook. A convenient ground-floor WC completes this level.

Upstairs, a central landing leads to three well-proportioned bedrooms and a stylish family bathroom. The front-facing main bedroom offers excellent space for a full suite and includes access to useful eaves storage. The second bedroom at the rear provides another comfortable double, while the third bedroom is also generously sized—perfect for guests or as a home office. The contemporary bathroom is thoughtfully designed for everyday convenience, featuring a modern suite and clean finishes.

This thoughtfully designed property combines energy efficiency, modern finishes, and practical living spaces in a sought-after location—ready for you to move in and make it your own.



**Snug / Lounge / Fourth Bedroom**

10'2" x 12'1" (3.1m x 3.7m )

**Open Plan Kitchen / Family Room**

20'11"m x 19'8" (6.38mm x 5.99m)

**Primary Bedroom**

13'5" x 9'2" (4.1 x 2.8)

**Second Bedroom**

9'10" x 12'9" (3 x 3.9)

**Third Bedroom**

9'10" x 12'9" (3 x 3.9)

**Bathroom**

7'6" x 6'10" (2.3 x 2.1)

**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: Supplied 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/](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 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			
<b>England &amp; Wales</b>	EU Directive		
	2002/91/EC		

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			
<b>England &amp; Wales</b>	EU Directive		
	2002/91/EC		