

Grosvenor Road

Portland, DT5 2BQ

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Asking Price
£240,000 Freehold

Hull Gregson Hull

Grosvenor Road

Portland, DT5 2BQ

- Generous Mid Terraced Victorian House
- Four Double Bedrooms, Over Three Floors
- Generous Dining Room, Ideal for Family Meals and Entertaining
- Modern Galley-Style Kitchen with Some Integrated Appliances
- Utility Area, Providing Additional Storage and Practicality
- Large Southerly-Facing Rear Garden with Lawn and Patio Area
- Beautifully Presented Throughout, with Modern Décor and Character Features Retained
- Cosy Living Room with Feature Fireplace
- Ideal Family Home with Flexible and Versatile Living Space.
- Short Stroll to all the Amenities Easton has to offer.



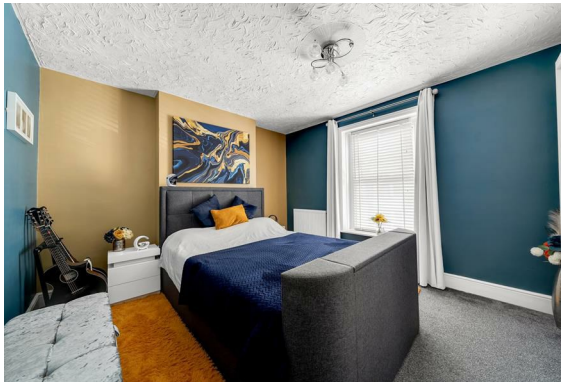














BEAUTIFULLY PRESENTED throughout and deceptively SPACIOUS, this ATTRACTIVE FOUR BEDROOM family home is arranged over three floors and offers FLEXIBLE ACCOMODATION to suit modern living. Combining character features with contemporary styling, the property boasts two reception rooms, a stylish kitchen with UTILITY AREA, TWO SHOWER ROOMS, and a delightful SOUTHERLY-FACING garden, making it an ideal choice for growing families and those seeking versatile living space.

Positioned at the front of the property, the living room is a welcoming space, beautifully presented in neutral tones with contemporary décor throughout. The focal point is an attractive feature fireplace with ornate surround, which adds character and charm while blending seamlessly with the modern finish.

Situated between the living room and kitchen, the dining area provides an excellent sociable space that naturally forms the heart of the home. Generous in size and beautifully presented, the

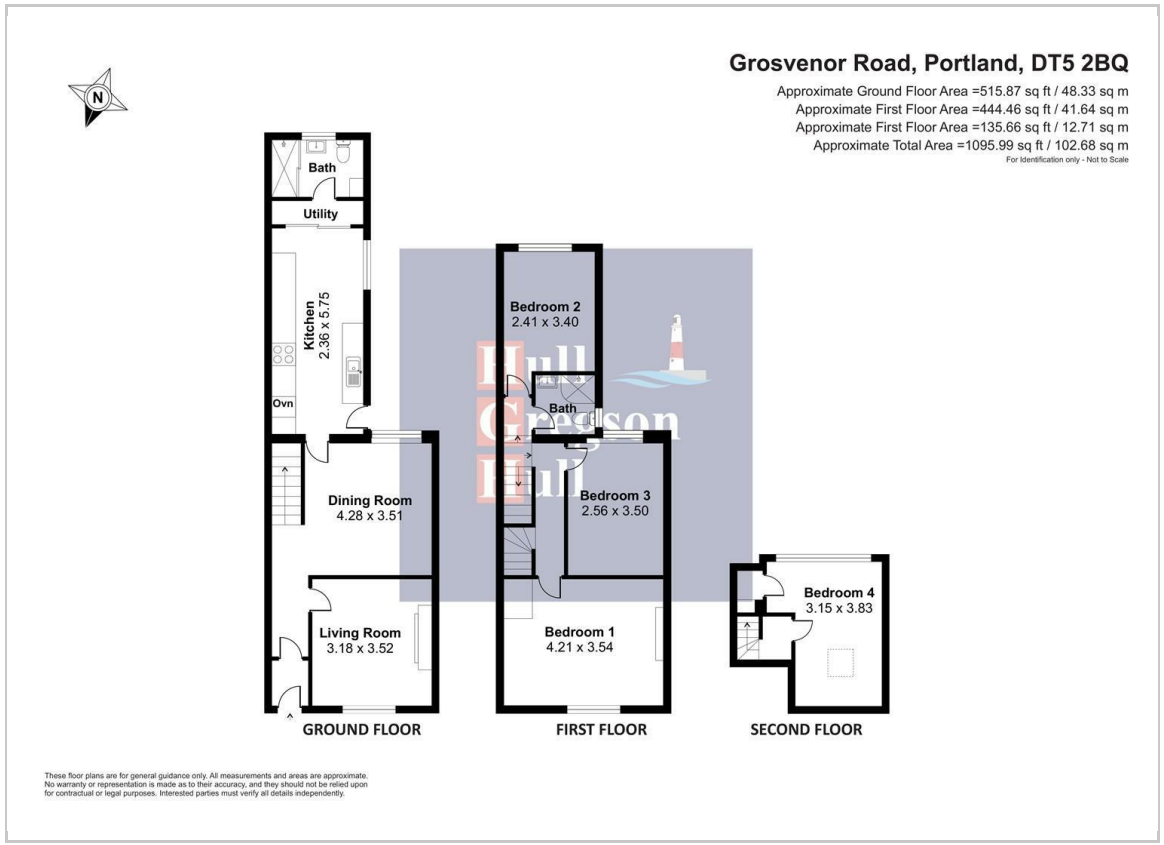


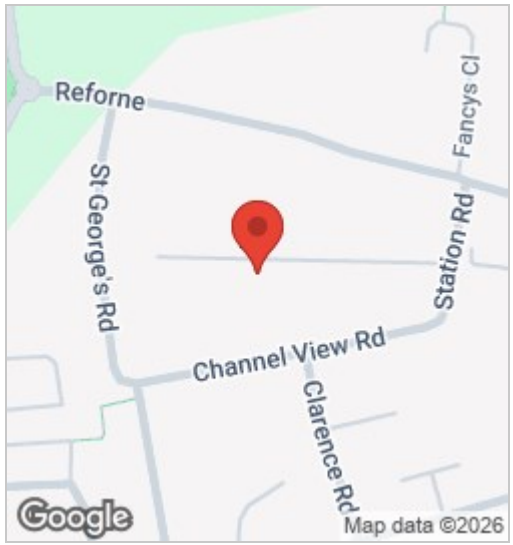
room comfortably accommodates a large family dining table with seating for six, making it ideal for everyday family meals as well as entertaining guests. The staircase rises from the room, beneath which a cleverly utilised cubby provides the ideal spot for a wine rack or additional storage.

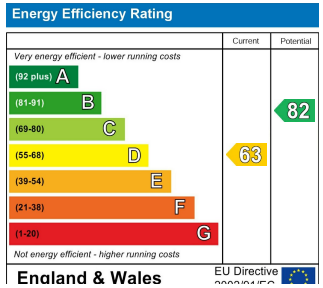
The stylish galley-style kitchen is fitted with a comprehensive range of contemporary high-gloss units, complemented by contrasting work surfaces and sleek tiled splashbacks. Integrated appliances provide a streamlined finish, while generous cupboard storage and extensive preparation space make the room ideally suited to modern family living, and there is ample room for a breakfast table, creating a convenient spot for casual dining or morning coffee. Located to the rear of the property, is a convenient utility space, which leads through to the ground floor shower room, featuring an impressive walk-in double shower, wash hand basin and WC, providing a practical addition to the home's accommodation.

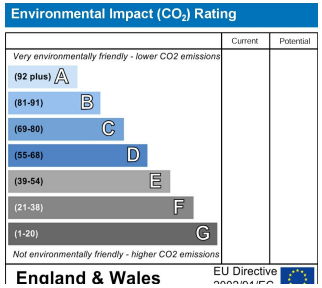


Located at the top of the first-floor landing, Bedroom Two is a well-presented bedroom enjoying a peaceful position within the home. A rear-facing window allows plenty of natural light to enter whilst providing a pleasant outlook.
Conveniently positioned between Bedrooms Two and Three, the shower room is fitted with a modern suite comprising a walk-in shower, wash hand basin and WC. . Bedroom Three, currently utilised as a dressing room, comfortably accommodates substantial wardrobe storage and a dressing table, demonstrating its versatility and excellent use of space. A generous double bedroom, the principal bedroom is a welcoming and relaxing space, the room comfortably accommodates a large bed whilst still retaining a spacious feel, with plenty of room for additional furniture. Occupying the second floor, this spacious loft-converted bedroom provides a versatile and private retreat, ideal as a principal suite, guest room or teenage bedroom. The generous proportions allow plenty of space for both sleeping and storage furniture, while the elevated position creates a sense of separation from the main accommodation below.
Benefitting from a sought-after southerly aspect, the rear garden provides a wonderful outdoor space for relaxing and entertaining. Predominantly laid to lawn with raised planters and patio seating areas, it offers the perfect balance of enjoyment and practicality, with ample space for children to play, summer dining and gardening enthusiasts alike. The enclosed setting adds a reassuring sense of privacy, creating an inviting extension of the living accommodation during the warmer months.









Living Room
10'5" x 11'6" (3.18 x 3.52)

Dinning Room
14'0" x 11'6" (4.28 x 3.51)

Kitchen
7'8" x 18'10" (2.36 x 5.75)

Bedroom One
13'9" x 11'7" (4.21 x 3.54)

Bedroom Two
7'10" x 11'1" (2.41 x 3.40)

Bedroom Three
8'4" x 11'5" (2.56 x 3.50)

Bedroom Four
10'4" x 12'6" (3.15 x 3.83)

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 Construction
Tenure: Freehold
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

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