



May Bower Gardens

Sweethill Lane Portland, DT5 2DT



Asking Price
£299,000 Freehold



May Bower Gardens

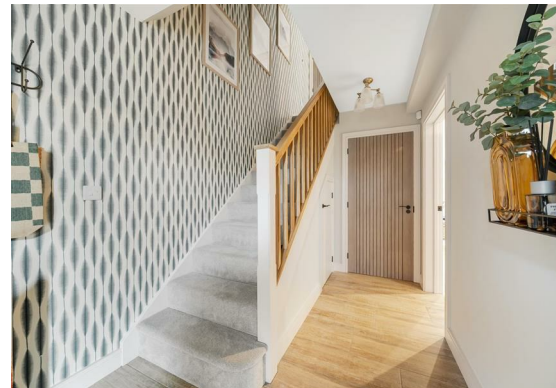
Sweethill Lane Portland, DT5
2DT

- 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.

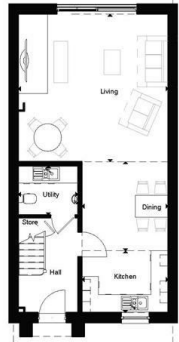
Upstairs, the generous proportions continue.

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.





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
 751794 307231 751725 433300 751726 478905
 751794 307236 751794 307276 751794 307276

www.thrivearchitects.co.uk
 This drawing is the copyright of Thrive Architects Ltd. All rights reserved. Ordnance Survey Data © Crown Copyright. All rights reserved. Licence No. 10007291. Do NOT reuse this drawing. Contractors, sub-contractors and suppliers are to check all relevant dimensions and levels of this site and building before commencing any work on the building. Any dimensions shown are to be used in conjunction with the architect's drawings. Where applicable this drawing is to be read in conjunction with the Consultant's drawings.

Project: May Bower Gardens Phase 2
 Drawing: House Type Class
 Plot 14 Sales Plans
 Client: HomeLife
 Job No: K00R09330 Date: 15/01/23
 Design: PLOT14-90-303 Rev: 01
 Author: PAKE Checker: TA Scale: 1:100 @ A1
 Status: PLANNING Office: Ramsey
 Client ref: K00R09330-TAR-LOT14-90-303



- 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/

Local Area

May Bower Gardens enjoys a discreet position at the end of a no-through road, enhanced by a natural backdrop of mature trees that provide both privacy and a sense of tranquillity. Despite its peaceful setting, the development lies just moments from some of the most striking and celebrated stretches of coastline in Britain.

Portland itself is a truly distinctive and picturesque island on the South Dorset coast, connected to neighbouring Weymouth by the world-famous Chesil Beach. Renowned for its dramatic natural scenery, the island offers rugged cliffs, wildlife-rich quarries and the iconic Portland Bill lighthouse, a landmark that has guided mariners for generations.

Historically, Portland is synonymous with its globally renowned limestone — Portland Stone — which has been quarried for centuries and used in many notable buildings across the world. The island also holds a proud maritime heritage, with an active port and a modern marina that continue this tradition today. More recently, Portland's exceptional sailing conditions earned it international recognition as the host venue for the sailing events of the London 2012 Olympic Games.

