

Clarence Road
Portland, DT5 2BA



**Offers In Excess Of
£235,000 Freehold**



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- Ideal End Of Terrace Family Home
- Spacious Accommodation Throughout
- Three Bedrooms
- Open Plan Living/Dining Room
- Spacious Modern Kitchen
- Separate Utility Room
- Family Bathroom
- Private Low Maintenance Rear Garden
- Close To Amenities & Schools
- Viewings Highly Advised





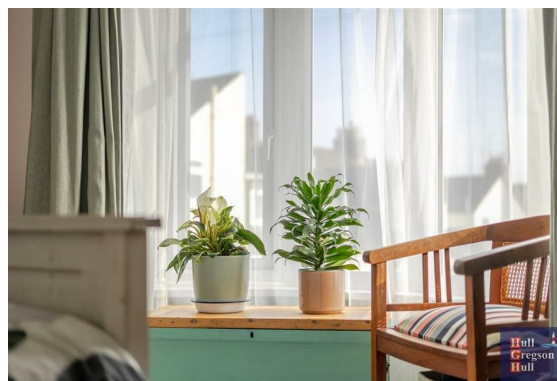
This BEAUTIFULLY PRESENTED THREE BEDROOM END OF TERRACE property offers the perfect blend of CHARM, CHARACTER and natural light throughout, making it an IDEAL PURCHASE for growing families or those seeking a warm and welcoming home.

Upon entering, you are greeted by a bright and inviting entrance hallway, complete with a handy understairs storage cupboard, perfect for coats, shoes and everyday essentials. To the front aspect, the cosy living room is full of character, boasting exposed wooden floorboards and an attractive wood burner, creating a wonderful



focal point for those colder evenings. This charming space flows seamlessly into the dining area, which comfortably accommodates a six-person table and benefits from a rear aspect window allowing additional natural light to flood through. Completing the ground floor is a sizeable modern fitted kitchen, thoughtfully designed with space for a range-style cooker and featuring French doors that open directly onto the rear garden, ideal for indoor-outdoor living and entertaining. Just off the kitchen is a separate utility room with plumbing for additional domestic appliances, keeping the main kitchen space clutter-free and functional.

To the first floor, you will find three well-proportioned bedrooms and the family bathroom. Bedroom one is a generous bay-fronted double room, filled with natural light. Bedroom two is another comfortable double, while bedroom three offers flexibility as an ideal guest room, nursery or home office. The family bathroom is fitted with a bath, separate shower, wash hand basin and WC.



Externally, the property benefits from an enclosed, low-maintenance rear garden featuring a combination of patio and decking areas, perfect for relaxing or entertaining during the warmer months. There is also the added convenience of a handy side access gate.

A truly delightful home offering space, character and practicality in equal measure – early viewing is highly recommended.

