



**Bown Hill**  
Portland, DT5 2ED



**Asking Price**  
**£325,000 Freehold**

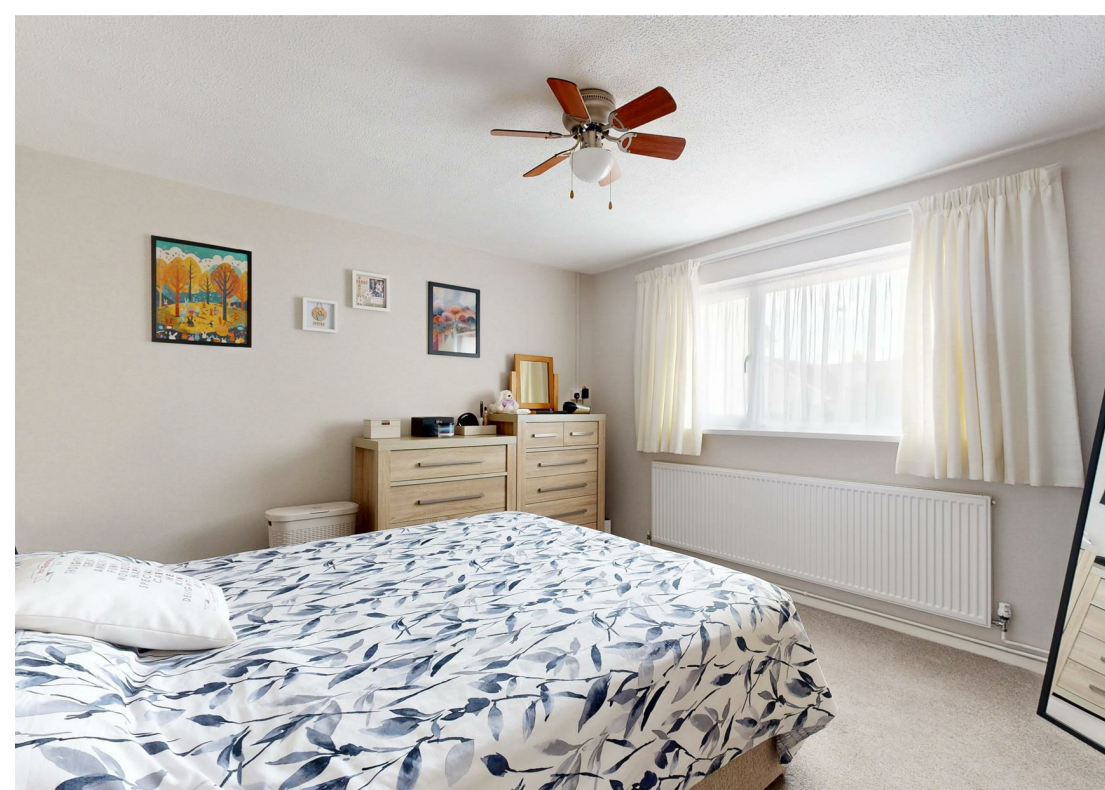




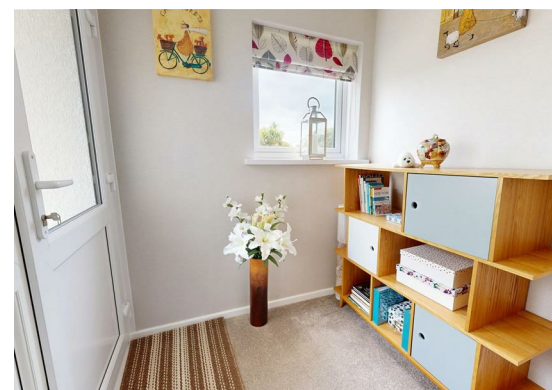
## Bown Hill

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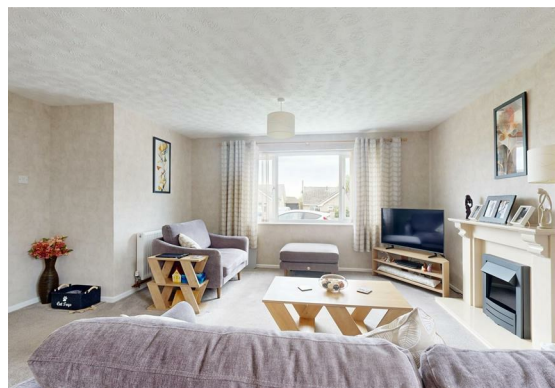
- A Well Presented Detached Bungalow
- Two Double Bedrooms
- Located in a Peaceful Cul-de-sac
- Modern Fitted Kitchen
- Cosy Front-Aspect Living Room
- Ample Off Road Parking & Garage
- Generous Sized Rear Garden
- Light & Airy Accommodation
- Close to Transport Links
- Viewings Highly Advised







Set in a peaceful cul-de-sac, is this well presented, light and airy **DETACHED BUNGALOW**. Benefitting from **TWO DOUBLE BEDROOMS**, a modern fitted kitchen, cosy **FRONT-ASPECT LIVING ROOM**, and family bathroom. To the front there is **AMPLE OFF ROAD PARKING & SINGLE GARAGE** and to the back there is a generous sized **REAR GARDEN**.



As you enter the property you are greeted by a spacious, light and airy welcoming hall, where doors lead to all principal rooms. Bedrooms one and two are both on the right hand side of the property, the primary bedroom is a front aspect room, keeping it very light and airy. The second bedroom is currently arranged as a dining room, a lovely space for plenty of freestanding storage to be added, with views over the rear garden.

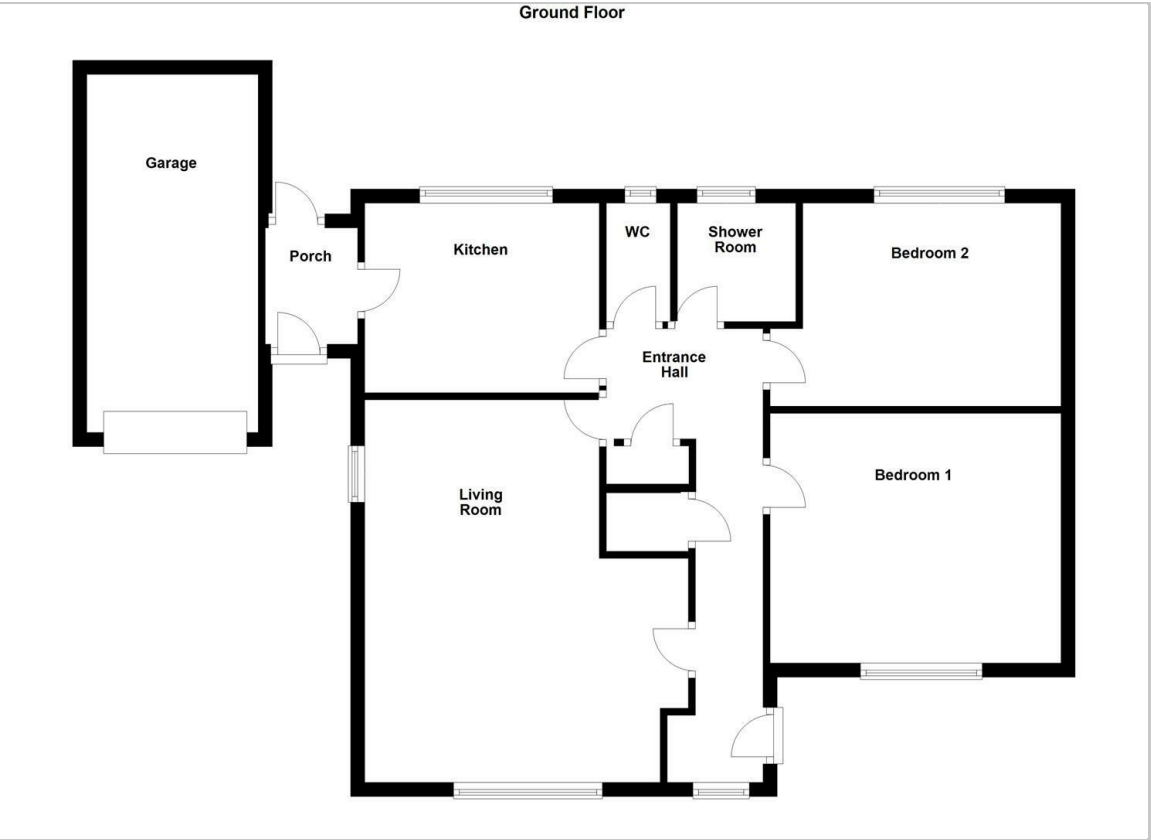
Moving on to the living area, you are greeted with a generously sized, light and airy room. The living area is to the front of the property, with a large sized window looking out into the front garden. The room presents the hub of family living and would well suit relaxing of an evening or entertaining guests.

The family bathroom is a modern fitted bathroom with a stone-effect surround. Comprises a shower cubicle, a hand wash basin and a WC. Next door to the family bathroom is a separate WC.



To the rear of the accommodation, you find yourself in the kitchen. The kitchen comprises cream coloured cabinets with wood-effect countertops with plenty of space for freestanding appliances. the kitchen sink, you have a window facing out into the rear. The kitchen also provides access out onto the garden.

The rear garden offers a private, beautifully landscaped haven to unwind and enjoy the outdoors. The garden is raised with a Portland stone flowerbed, a sunny decked that catches the afternoon sun, making it ideal for relaxing with a book or enjoying a morning coffee and ample space to plant more shrubs and trees.



**Living room**  
17'10 x 13'5 (5.44m x 4.09m)

**Kitchen**  
11'1 x 8'10 (3.38m x 2.69m)

**Bedroom 1**  
13'9 x 11'8 (4.19m x 3.56m)

**Bedroom 2**  
12' x 9'7 (3.66m x 2.92m)

**Shower Room**

**WC**

**Garage**  
17'2 x 8'1 (5.23m x 2.46m)

**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: Detached Bungalow
- Property construction: Standard
- Mains Electricity
- Mains Water & Sewage: Supplied by Wessex Water
- Heating Type: Gas Central Heating
- 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		
England & Wales		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		
England & Wales		EU Directive 2002/91/EC