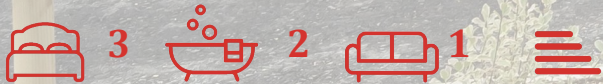




May Bower Gardens, Sweethill Lane

Portland, DT5 2DT



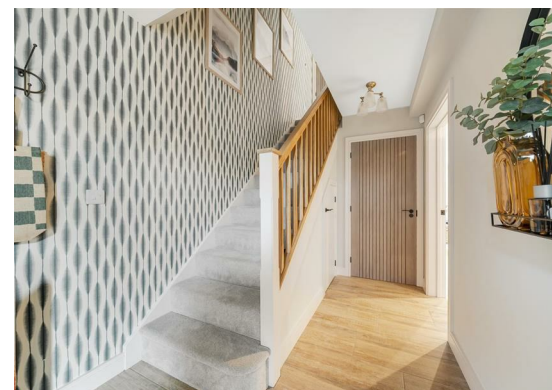
Asking Price
£385,000 Freehold



May Bower Gardens, Portland, DT5 2DT

- Desirable End Terrace Residence
- Three Well Proportioned Bedrooms
- Two Tandem Parking Spaces, Including a Car Port
- Heated by Air Source Heat Pump
- Effortlessly Stylish Modern Living
- Beautifully Landscaped Open Spaces
- Principal Suite with En-Suite
- Provisions for EV Charging and FTTP (Fibre to the property)
- Quiet Cul-de-Sac Setting
- 10 Year Build Guarantee





Plot 20, the 'Rose', is gracefully positioned on ONE OF THE LARGER PLOTS within the highly regarded May Bower Gardens development. Set within a peaceful CUL-DE-SAC, this distinguished END- TERRACE RESIDENCE offers an expansive and beautifully considered environment for REFINED FAMILY LIVING. With THREE GENEROUSLY SIZED BEDROOMS and a WELL-CRAFTED OPEN-PLAN LAYOUT, the Rose provides EXCEPTIONAL FLEXIBILITY, perfectly suited to the needs of contemporary, design-led lifestyles.

Upon arrival, the welcoming entrance hall immediately sets a sophisticated

tone. To one side lies a thoughtfully planned utility room incorporating a discreet WC - an elegant combination of convenience and practicality.

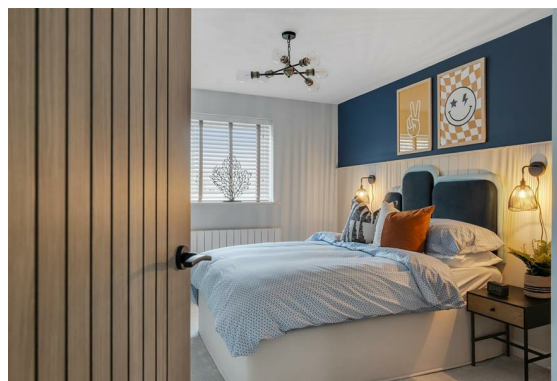
A further door leads you seamlessly into the heart of the home: a striking L-shaped open-plan living area. Here, overhead roof lights bathe the space in natural light, enhancing the sense of height and airiness throughout. At one end, the beautifully fitted kitchen flows effortlessly into the central dining area, creating an inviting space for both casual meals and more formal gatherings.

The dining area transitions gracefully into the spacious living room, where wide patio doors open directly onto the garden. This harmonious connection between interior and exterior spaces creates a serene, versatile setting ideal for relaxation, entertaining, and everyday family moments.

Ascending to the first floor, the Rose reveals three tastefully proportioned bedrooms, each offering generous space for bespoke furnishings and personal touches.

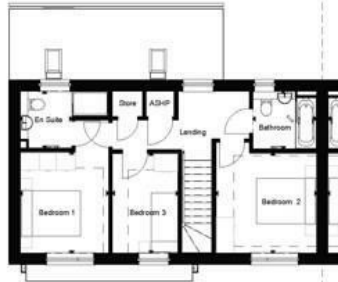
The principal bedroom is especially impressive, offering a luxurious retreat enhanced by its own private en-suite shower room - an inviting sanctuary designed for comfort and ease.

Completing this floor is the stylish family bathroom, beautifully finished with contemporary fixtures and fittings to create a refined and functional space for daily routines.





Ground Floor Plan



First Floor Plan

PLOT 20 - Room Dimensions Ground Floor

| Room Name | Room Width (m) | Room Length (m) | Room Width (ft) | Room Length (ft) |
|---------------------|----------------|-----------------|-----------------|------------------|
| P20 - Living/Dining | 6.37 | 3.93 | 20' - 11" | 12' - 11" |
| P20 - Kitchen | 3.58 | 3.80 | 11' - 9" | 12' - 4" |
| P20 - WC | 2.70 | 1.05 | 8' - 10" | 3' - 5" |

PLOT 20 - Room Dimensions First Floor

| Room Name | Room Width (m) | Room Length (m) | Room Width (ft) | Room Length (ft) |
|-----------------|----------------|-----------------|-----------------|------------------|
| P20 - Bedroom 1 | 2.95 | 3.35 | 9' - 8" | 11' - 0" |
| P20 - Bedroom 3 | 2.19 | 3.31 | 7' - 2" | 10' - 10" |
| P20 - Bedroom 2 | 3.35 | 3.32 | 11' - 0" | 10' - 11" |
| P20 - En-suite | 1.73 | 1.89 | 5' - 8" | 6' - 3" |
| P20 - Bathroom | 2.12 | 1.92 | 6' - 11" | 6' - 3" |



Lounge Diner
12'10" x 20'10" (3.93m x 6.37m)

Kitchen
12'5" x 11'8" (3.8m x 3.58m)

Cloakroom
3'5" x 8'10" (1.05m x 2.7m)

Principle Bedroom
10'11" x 9'8" (3.35m x 2.95m)

Ensuite
6'2" x 5'8" (1.89m x 1.73m)

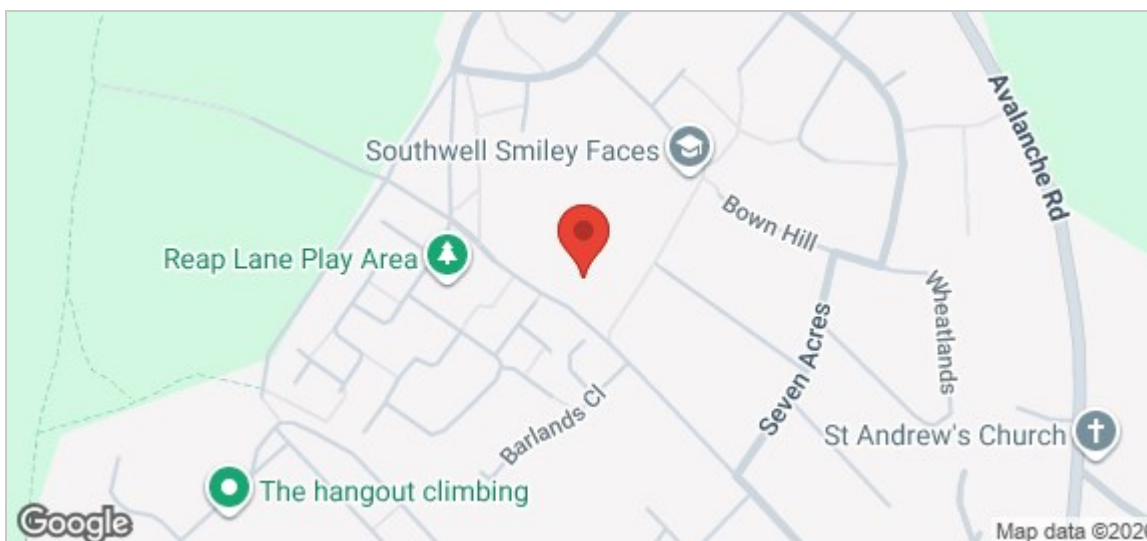
Secondary Bedroom
10'10" x 10'11" (3.32m x 3.35m)

Third Bedroom
10'10" x 7'2" (3.31m x 2.19m)

Bathroom
6'3" x 6'11" (1.92m x 2.12m)

Service Charge

The developer has advised the Service Charges will be pro-rata until the development is fully build complete in approximately Spring 2027 and will be around £50 per month, and this will cover Maintenance of: Common TV, Landscape Management, Roads and drainage, Woodland Management, Footpaths/shared surfaces, Lighting (street lights - electric), Management Agent, Ecology, Pond Management and Site Insurance (PLI). The developer has also advised the charge will also contribute towards the sinking fund for: Drainage and Road as these are both private and not adopted and communal TV - satellite dish/aerial and system,



Energy Efficiency Rating

| 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 (CO₂) Rating

| Rating | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |