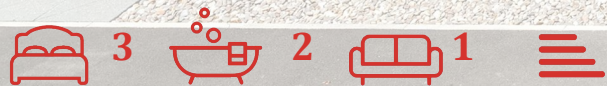




May Bower Gardens

Sweethill Lane Portland, DT5 2DT



Asking Price
£375,000 Freehold



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Sweethill Lane Portland, DT5
2DT

- Sizeable Mid Terraced Family Home
- Two Allocated Parking Spaces
- Price Includes all Furniture, Fixtures & Fittings
- Daisy Plus House Type
- Three Well Proportioned Bedrooms
- Heated by Air Source Heat Pump
- Provisions for EV Charging and FTTP (Fibre to the property)
- Quiet Cul-de-Sac Setting
- Beautifully Landscaped Open Spaces
- Principal Suite with En-Suite





**** Price includes all furniture, fixtures & fittings ****

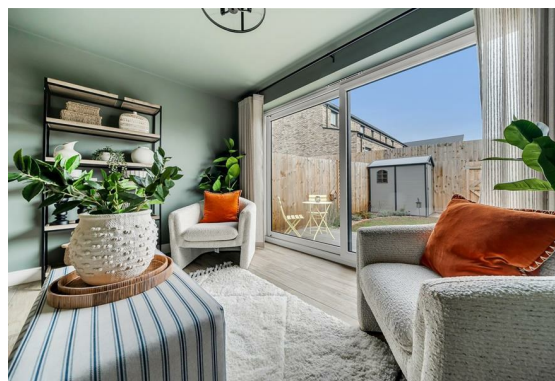
Plot 34 is a BEAUTIFULLY CRAFTED DAISY PLUS HOME within the prestigious May Bower Gardens development, offering an elegant balance of REFINED DESIGN and MODERN PRACTICALITY. Arranged over TWO FLOORS, this ENHANCED MID-TERRACE RESIDENCE benefits from a signature GROUND-FLOOR 'pop out', increasing space and versatility to create an even more generous layout for CONTEMPORARY LIVING.



Adding further appeal, this plot also includes a **ALLOCATED PARKING FOR TWO CARS**.

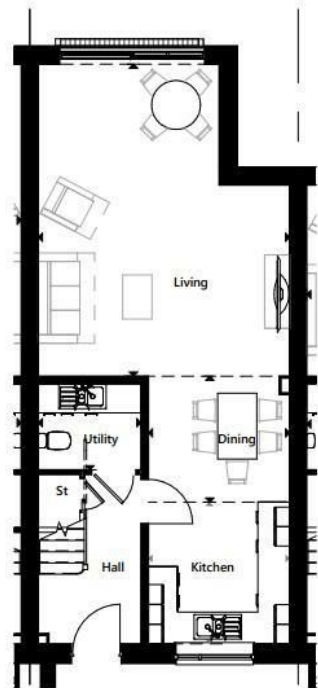
Stepping inside, you are welcomed by a bright, well-appointed entrance lobby that immediately sets a polished tone. The expanded ground-floor design flows into a **SPACIOUS OPEN-PLAN LIVING AND DINING AREA**, where the Daisy Plus 'pop out' creates a wonderfully open atmosphere. Wide rear doors extend the space seamlessly into the private garden, offering an ideal backdrop for relaxed evenings or effortless entertaining. To one side, the **CONTEMPORARY KITCHEN** is thoughtfully positioned for both connection and practicality, making excellent use of the enlarged footprint. A discreet **GROUND-FLOOR WC/UTILITY**, located off the lobby, adds welcome convenience without disrupting the home's elegant flow.

Ascending to the first floor, the home reveals **THREE WELL-PROPORTIONED BEDROOMS**, each offering versatility for family living, guest accommodation, or a comfortable home-working setup. The principal bedroom stands out for its calming ambience, **EN-SUITE SHOWER ROOM**, and superb natural light - creating a perfect retreat at the end of the day. The remaining bedrooms are equally considered, providing flexibility to suit a range of lifestyles.



To the rear is a low maintenance garden with decked area, rear gate & shed.

For the asking price of £375k, the property comes fully furnished but there is an option to remove the furniture for a reduced sales price.



Ground Floor Plan



First Floor Plan

Kitchen Area

9'6" x 8'2" (2.9 x 2.5)

Dinning Area

9'6" x 9'6" (2.9 x 2.9)

Living Area

20'11" x 16'10" (6.38 x 5.14)

Utility Room

6'10" x 5'9" (2.10 x 1.76)

Primary Bedroom

13'1" x 13'1" (4 x 4)

Secondary Bedroom

12'9" x 9'2" (3.9 x 2.8)

Third Bedroom

7'1" x 13'1" (2.16 x 4)

Bathroom

6'11" x 5'10" (2.13 x 1.8)

Ensuite

7'2" x 4'7" (2.2 x 1.4)

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.

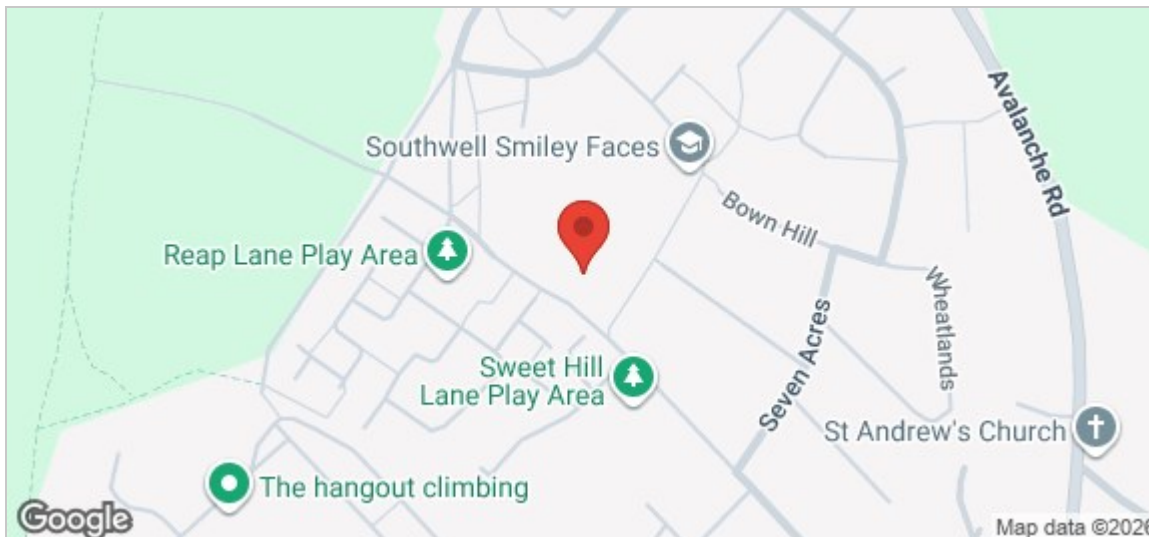
Property type: Mid Terraced
Property construction: Standard
Tenure: Freehold
Mains Electricity

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/

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			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
A (92-100)			A (21-23)		
B (81-91)			B (18-20)		
C (69-80)			C (15-17)		
D (55-68)			D (12-14)		
E (39-54)			E (8-11)		
F (21-38)			F (6-7)		
G (1-20)			G (4-5)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		