



**Shepherds Croft**

Portland, DT5 1DJ



Offers In Excess Of  
£270,000 Freehold

**Hull  
Gregson  
Hull**

# Shepherds Croft

Portland, DT5 1DJ

- Ideal Family Home
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen & Separate Utility Area
- Garage & Driveway
- Enclosed Rear Garden
- Well-Presented Accommodation
- Owned Solar Panels on Roof
- Close to Transport Links
- Countryside Walks Nearby



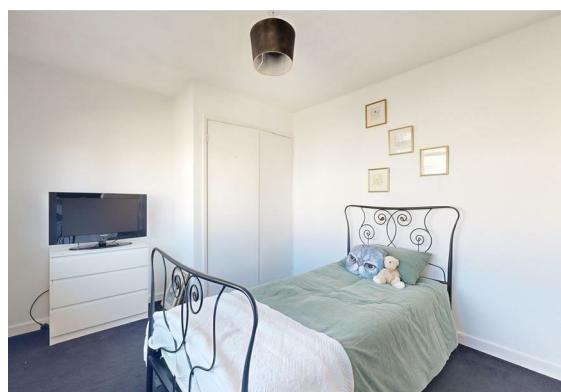


**\*\*IDEAL FAMILY HOME\*\***

This THREE BEDROOM, TWO RECEPTION ROOM, SEMI-DETACHED HOUSE, which would make an IDEAL FAMILY HOME, is presented For Sale. The property is WELL-PRESENTED with LIGHT and AIRY ACCOMMODATION and boasts a GARAGE. DRIVEWAY and SOLAR PANELS as well as FITTED KITCHEN with SEPARATE UTILITY AREA. Viewings are highly recommended to fully appreciate the property.



To the front, the property boasts off-road parking for up to two cars as well as a lawned area and garage.



Stepping over the threshold, you find yourself in the entrance hallway. The hallway provides stairs ascending to the first floor, under-stairs built-in storage as well as access to the living room and kitchen.

The living room hosts wooden flooring, a large front-aspect window and feature fireplace. The room is well-proportioned and currently hosts two two-seater sofas and provides the perfect space to relax in. Beyond the living room, you find yourself in the dining room. The room presents ample storage space and currently has a six-seater dining table to the centre. The room also hosts sliding doors leading into the rear garden.

Parallel to the dining room is the property's kitchen. The kitchen comprises traditional-style white units with wood-effect worktops over. The room is well-presented and presents a rear aspect window overlooking the property's garden. The kitchen flows into the downstairs utility space with a door leading into the garden and private WC off of it.

The first floor accommodation offers three bedrooms plus a family bathroom. Bedrooms one and two are both a generously-sized double with respective front and rear access window. Each offers ample space for a double bed and storage space. The third bedroom would well suit a child's bedroom or home study.

The family bathroom is neatly-presented and hosts a 'P-shaped' bath tub; wash-hand basin; WC and storage facility.





GROUND FLOOR



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### Sitting Room

15'9" x 11'8" (4.82m x 3.57m)

### Dining Room

12'2">10'1" x 9'8" (3.72m>3.09m x 2.96m)

### Kitchen

10'5" x 9'6">6'3" (3.20m x 2.92m>1.91m)

### Utility

10'5" x 5'6" (3.19m x 1.68m)

### Downstairs WC

7'8" x 4'5" (2.36m x 1.35m)

### Bedroom One

11'8" x 10'3" (3.58m x 3.13m)

### Bedroom Two

13'2">11'1" x 9'8" (4.03m>3.40m x 2.95m)

### Bedroom Three

10'2">6'6" x 7'7">4'7" (3.12m>2.00m x 2.33m>1.42m)

### Family Bathroom

9'4" x 6'2" (2.85m x 1.90m)

### Garage

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
EU Directive 2002/91/EC		