

Fancys Close

Portland, DT5 2AJ

4 | 2 | 2 | C

Asking Price
£400,000 Freehold

Hull Gregson Hull

Fancys Close

Portland, DT5 2AJ

- Four Bedroom Link-Detached Family Home
- No Onward Chain
- Highly Popular Location
- Generous Accommodation Throughout
- Spacious Family Friendly Garden
- Off Road Parking & Garage
- Modern Fitted Kitchen & Utility Room
- Vast Sun Room
- Family Bathroom & En-suite
- Viewings Highly Advised

















Situated within the popular residential development of FANCYS CLOSE, Portland, this modern FOUR BEDROOM LINK-DETACHED family home provides spacious and versatile accommodation arranged over two floors, complemented by OFF ROAD PARKING & GARAGE. The property is offered to the market with NO ONWARD CHAIN, making it an appealing proposition for those looking for a straightforward move.

Upon entering the property, the welcoming entrance hall provides access to the principal ground floor accommodation, together with the staircase rising to the first floor. The generous sitting room is positioned to the front of the property and provides a comfortable and well-proportioned space



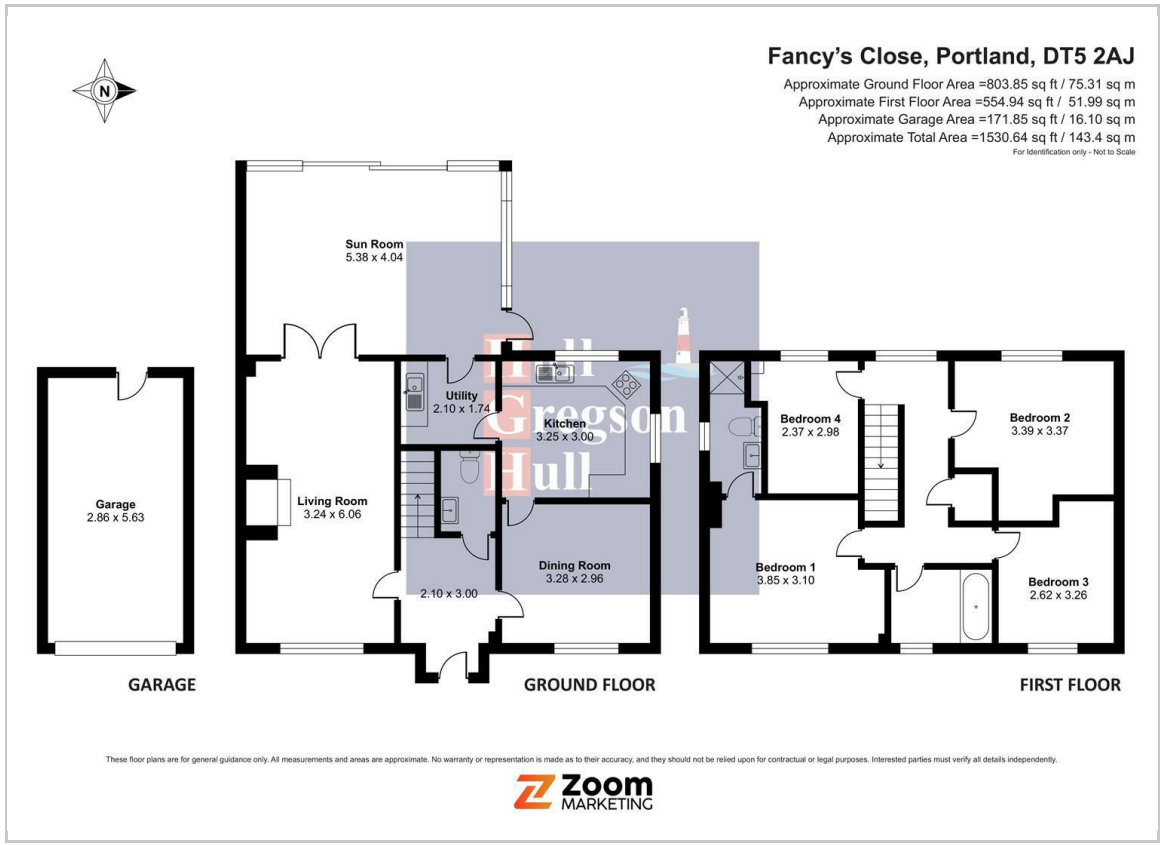
for everyday family life, with ample room for a variety of furniture arrangements. To the rear of the home is a particularly impressive sun room. This substantial additional reception space offers considerable versatility and could be used as a family room, informal sitting room, entertaining space or simply as a relaxing area from which to enjoy the garden. The kitchen is positioned alongside the dining room and provides a practical working space with a range of fitted units and work surfaces, together with space for the necessary appliances. A separate utility room adds further practicality and provides useful space away from the main kitchen. The ground floor is completed by a convenient cloakroom, ideal for family and visiting guests. The separate dining room provides a dedicated space for family meals and entertaining and, together with the kitchen and sun room, creates a sociable area of the property that is particularly well suited to modern family living.

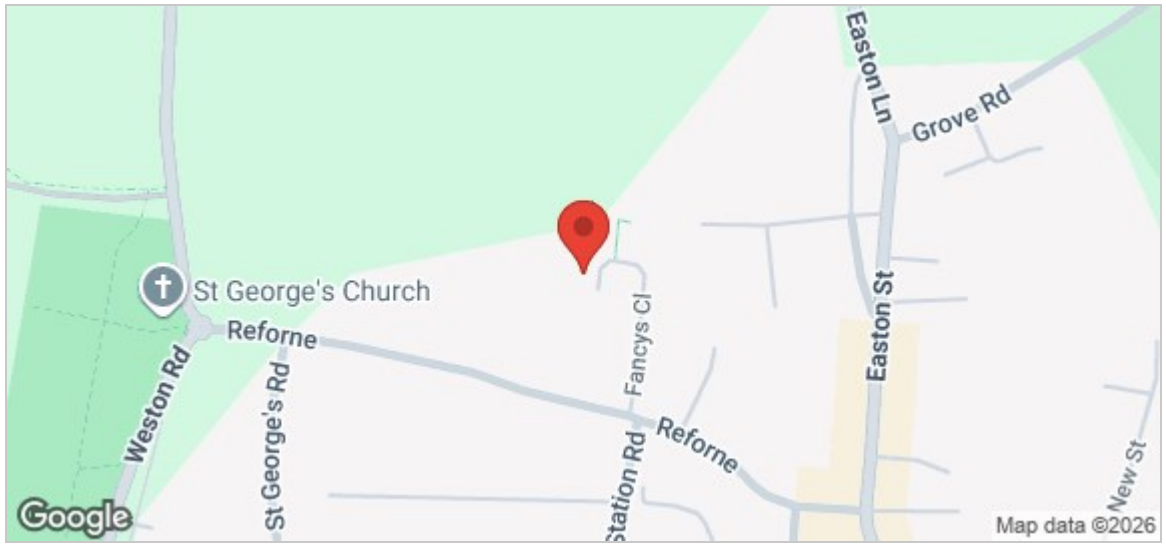
The first floor provides four bedrooms, offering flexible accommodation for family living, guests or home working. The principal bedroom is a well-proportioned double, with additional en-suite shower room. Bedrooms two, three and four are light and airy spacious rooms, ideal for familys. A family bathroom completes the first floor.



The property benefits from a generous rear garden, providing an excellent outdoor space for family life and entertaining. A spacious lawned area is complemented by a paved seating terrace, mature planting and established borders, creating a versatile garden with plenty of room for children, outdoor dining and relaxation.

Externally, the property benefits from off-road parking, providing valuable private parking provision, together with a garage, which offers excellent additional storage and practical space for vehicles, bicycles, tools and other household equipment.





Living Room
10'7" x 19'10" (3.24 x 6.06)

Dining Room
10'9" x 9'8" (3.28 x 2.96)

Kitchen
10'7" x 9'10" (3.25 x 3.00)

Utility Room
6'10" x 5'8" (2.10 x 1.74)

Sun Room
17'7" x 13'3" (5.38 x 4.04)

Bedroom One
12'7" x 10'2" (3.85 x 3.10)

En-suite

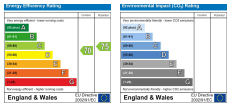
Bedroom Two
11'1" x 11'0" (3.39 x 3.37)

Bedroom Three
8'7" x 10'8" (2.62 x 3.26)

Bedroom Four
7'9" x 9'9" (2.37 x 2.98)

Family Bathroom

Garage
9'4" x 18'5" (2.86 x 5.63)



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: Link Detached
Property construction: Standard
Tenure: Freehold
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/

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. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions 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.

12 Easton Street, Portland, Dorset, DT5 1BT
Tel: 01305 822 222 Email: office@hgh.co.uk www.hgh.co.uk