



**Clarence Close**  
Portland, DT5 2BG



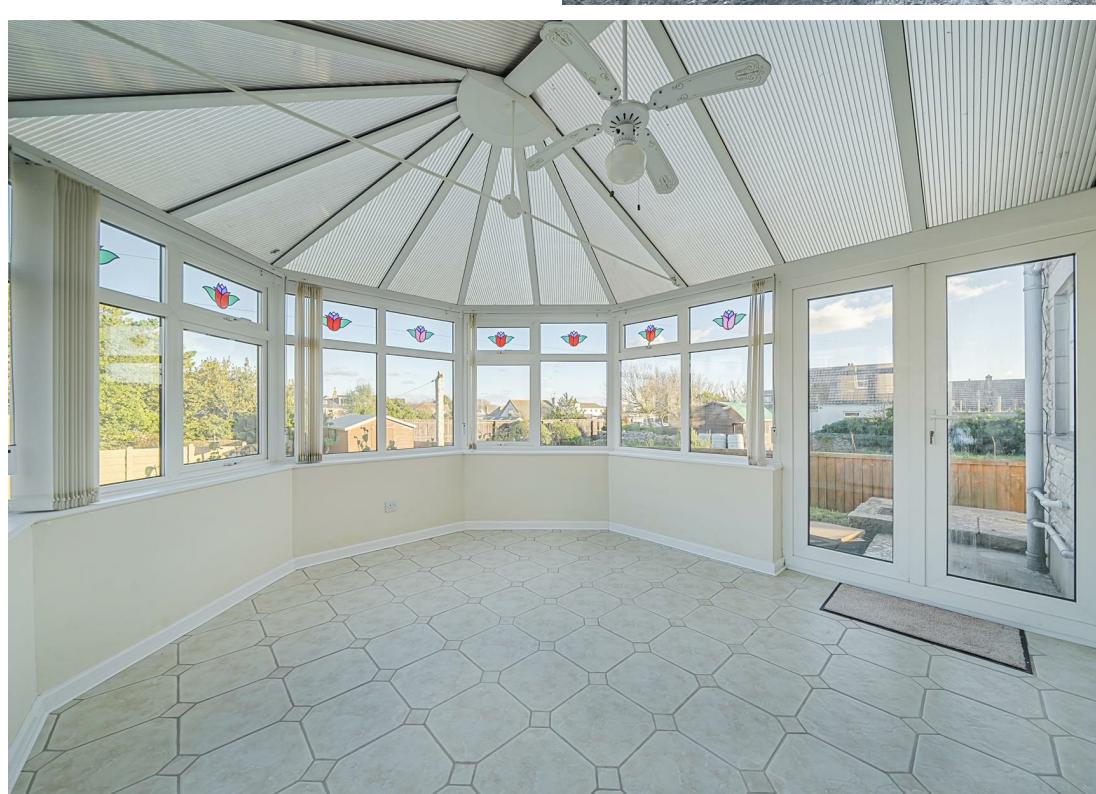
**Asking Price  
£425,000 Freehold**

**Hull**   
**Gregson**  
**Hull**

# Clarence Close

Portland, DT5 2BG

- Detached Chalet Bungalow with Four/Five Bedrooms
- Ample Off Road Parking, Extending Towards a Double Detached Garage
- No Onward Chain
- Two Bathrooms
- Conservatory with Garden Views
- Situated on a Sizable, Generous Plot
- A Short Walk from Easton Square, Close to all Facilities
- Accessible Living is Available - ideal for older family members or any additional needs
- Generous Living Areas
- Short Stroll to Local Primary School and Amenities





A DETACHED family home situated on a SPACIOUS PLOT, which includes a FRONT AND REAR GARDEN. In addition to this, the plot provides a PRIVATE DRIVEWAY allowing plenty of off road parking, and leads towards a double-detached garage. Inside the property you will find FOUR / FIVE BEDROOMS, TWO BATHROOMS and GENEROUS LIVING AREAS. The property is being offered for sale with NO ONWARD CHAIN. Viewings come highly advised to appreciate the size, space and accommodation on offer.

The property opens into a hallway



where you step into a spacious lounge on the left, accompanied by a fireplace, and extends into the light and airy conservatory - a perfect space to host friends and family or to enjoy a cosy night in by the fire. As you make your way through the downstairs of the property, you will step into the generous dining room, which connects to the bright and airy kitchen with ample storage and a window overlooking the spacious garden.

You will also find one of the bathrooms and two of the double bedrooms on the ground floor providing an accessible living arrangement. Additionally there is a smaller bedroom, ideal for a home office, gym, play area or simply extra storage - it can be unique to your desire.

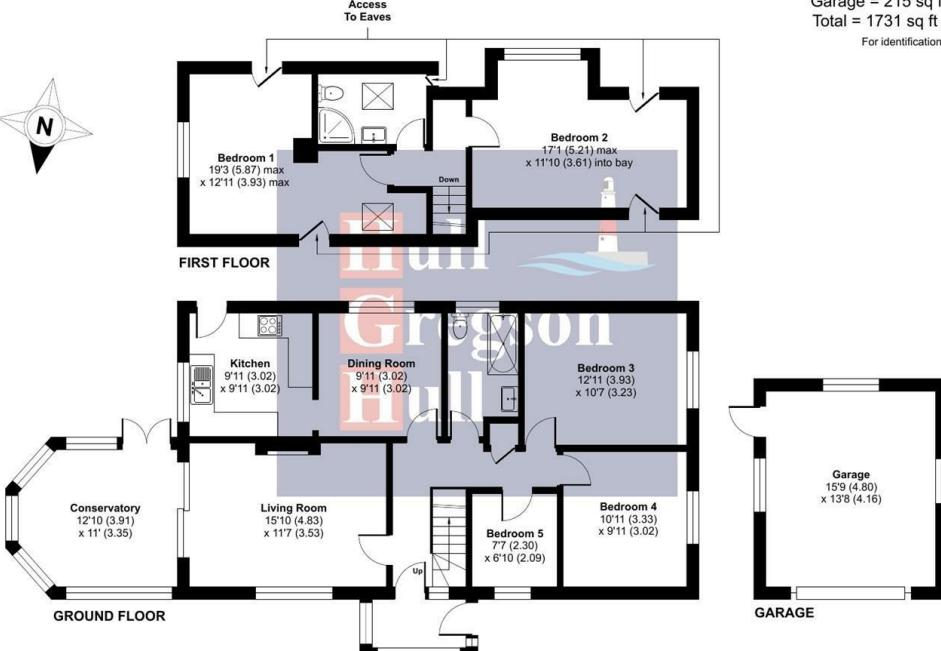
As you make your way upstairs you will find the remaining generously sized bedrooms filled by natural light and including eave storage. The bedroom to the right of the stairs is the master suite, which includes an ensuite bathroom.

The rear garden is a stunning outside space perfect for a relaxing in the sun, family gatherings, or an afternoon of gardening.

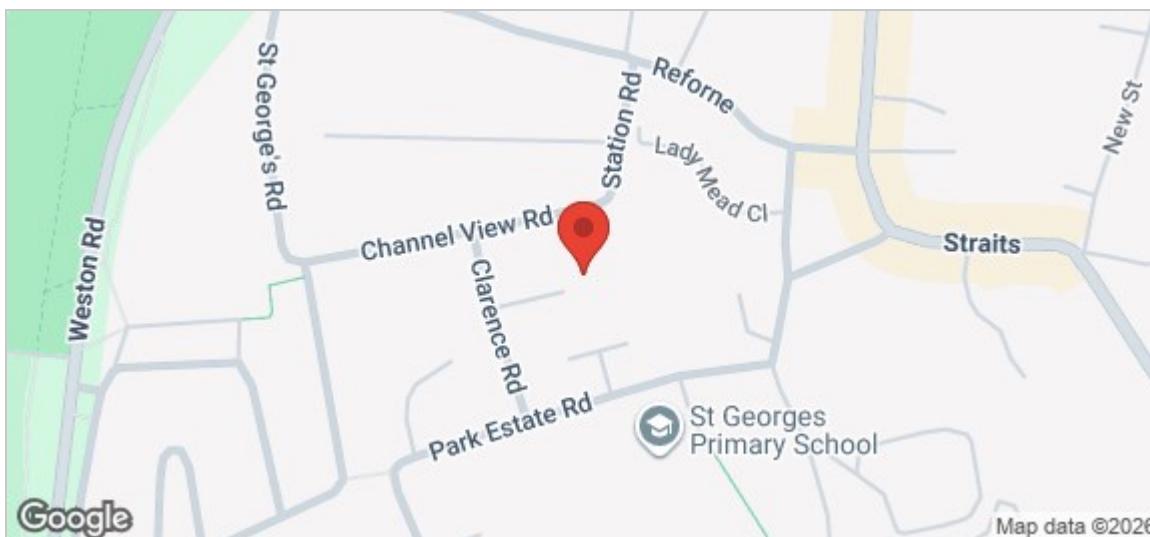


## Clarence Close, Portland, DT5

Approximate Area = 1516 sq ft / 140.8 sq m  
 Garage = 215 sq ft / 19.9 sq m  
 Total = 1731 sq ft / 160.7 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
 Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2025.  
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### Living Room

15'10" x 11'7" (4.83m x 3.53m)

### Kitchen

9'11" x 9'11" (3.02m x 3.02m)

### Dining Room

9'11" x 9'11" (3.02m x 3.02m)

### Bedroom 3

12'11" x 10'7" (3.94m x 3.23m)

### Bedroom 4

10'11" x 9'11" (3.33m x 3.02m)

### Bedroom 5

7'6" x 6'10" (2.30m x 2.09m)

### Conservatory

12'9" x 10'11" (3.91 x 3.35)

### Bedroom 1

19'3" x 12'10" (5.87m x 3.93m)

### Bedroom 2

17'1" x 11'10" (5.21 x 3.61)

### Garage

15'8" x 13'7" (4.80 x 4.16)

### 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 Chalet Bungalow

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

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	83
(81-91) B	60
(70-80) C	
(55-69) D	
(39-54) E	
(27-38) F	
(1-26) G	
Not energy efficient - higher running costs	
EU Directive 2012/27/EU	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	83
(81-91) B	60
(69-80) C	
(55-69) D	
(39-54) E	
(27-38) F	
(1-26) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2012/27/EU	