



**May Bower Gardens, Sweet Hill Lane,
Portland, DT5 2DT**

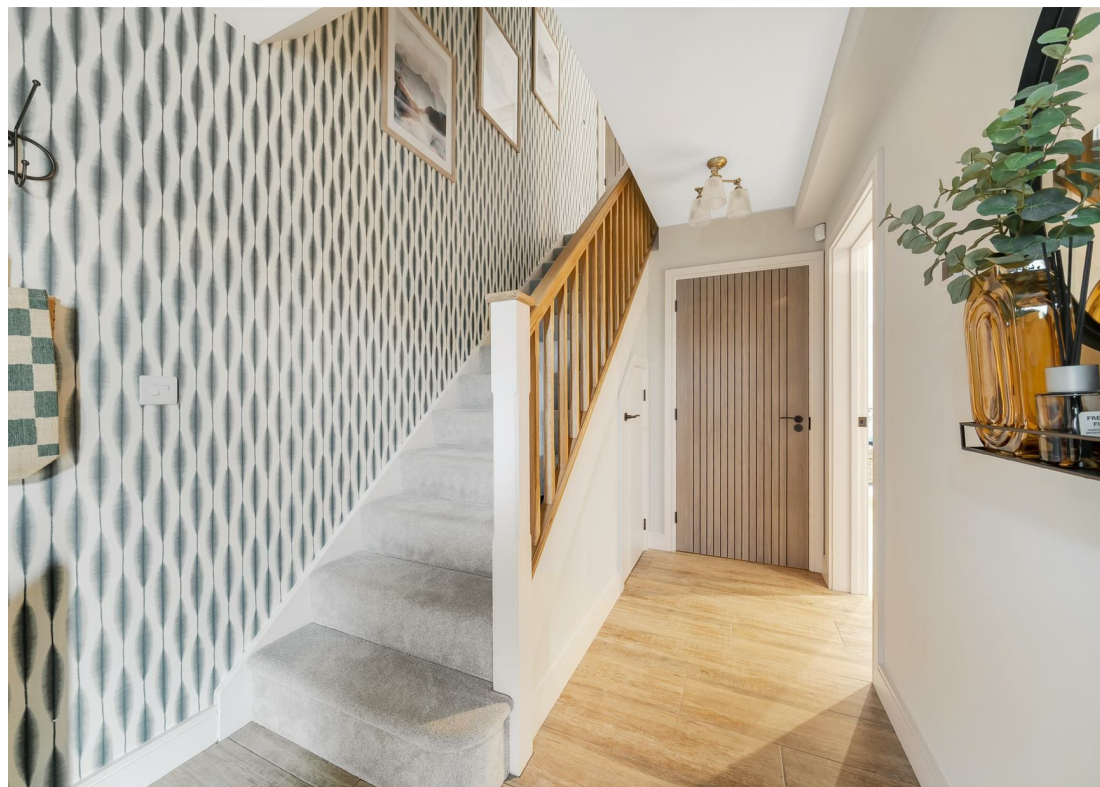


**Asking Price
£370,000 Freehold**



May Bower Gardens, Portland, DT15 2DT

- Desirable End Terrace Residence
- Three Well Proportioned Bedrooms
- Parking and Garage with Electric Door
- 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 24 is a BEAUTIFULLY CRAFTED home within the PRESTIGIOUS May Bower Gardens development, offering an elegant balance of REFINED DESIGN and MODERN PRACTICALITY. Thoughtfully arranged over TWO FLOORS, this EXECUTIVE END-TERRACE RESIDENCE provides a wonderfully composed environment for CONTEMPORARY LIVING, with a layout that feels both EFFICIENT and EFFORTLESSLY SOPHISTICATED. Adding further appeal, this plot also includes a PRIVATE GARAGE WITH ELECTRIC DOOR, enhancing both convenience and long-term value.

Stepping inside, you are welcomed by



a bright, well-appointed entrance lobby that immediately sets a polished tone. From here, the layout unfolds into the heart of the home: a generously proportioned open-plan living and dining space, designed to enhance natural light and create a calm, inviting atmosphere. Wide rear doors draw the eye outward and provide a seamless transition to the private garden, offering an ideal backdrop for relaxed evenings or effortless entertaining. To one side, the contemporary kitchen is cleverly positioned to offer both convenience and connection. Its streamlined layout makes excellent use of the ground-floor footprint, delivering a beautifully efficient space suited to everyday cooking as well as more formal occasions. A discreet ground-floor wc, positioned off the lobby, adds welcome practicality without interrupting the home's elegant flow.

Ascending to the first floor, the home reveals three well-proportioned bedrooms, each offering comfortable versatility for family living, guest accommodation, or a dedicated work-from-home environment. The principal bedroom stands out for its impressive sense of calm, ensuite shower room and naturally light ambience, creating an inviting retreat at the end of the day. The remaining bedrooms are equally considered, providing ample flexibility to suit

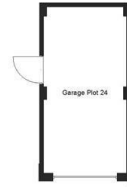




Ground Floor Plan



First Floor Plan



Scale 1:100
0 2m 4m 6m

PLOT 24 - Room Dimensions Ground Floor

Room Name	Room Width (m)	Room Length (m)	Room Width (ft)	Room Length (ft)
P24 - Living	5.15	3.95	16' - 11"	12' - 11"
P24 - Dining	2.90	2.07	9' - 6"	6' - 10"
P24 - Kitchen	2.90	3.40	9' - 6"	11' - 2"

PLOT 24 - Room Dimensions First Floor

Room Name	Room Width (m)	Room Length (m)	Room Width (ft)	Room Length (ft)
P24 - Bedroom 1	4.01	4.17	13' - 2"	13' - 8"
P24 - Bedroom 2	2.89	3.96	9' - 6"	13' - 0"
P24 - Bedroom 3	2.16	3.96	7' - 1"	13' - 0"
P24 - Bathroom	1.87	2.13	6' - 1"	7' - 0"
P24 - En-suite	2.24	1.48	7' - 4"	4' - 10"

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Rev: Description
C: Updated to suit client's comments

Date: Rev: OK
12/12/24 RS 181

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Project: May Bower Gardens Phase 2

Drawing: Plot 21-24 (Daisy)
Plot 24 Sales Plans

Client: Koor Ltd

Ref: Koor00000

Drawn: P24 90-507

Author: P24 (Daisy) TA

Scale: 1:100 @ A3

Status: CONSTRUCTION

Client ref: Koor00000-TAB-P24 90-507



Lounge Diner

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

Kitchen

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

Cloakroom

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

Principle Suite

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)

Local Area

May Bower Gardens enjoys a discreet position at the end of a no-through road, enhanced by a natural backdrop of mature trees that provide both privacy and a sense of tranquillity. Despite its peaceful setting, the development lies just moments from some of the most striking and celebrated stretches of coastline in Britain.

Portland itself is a truly distinctive and picturesque island on the South Dorset coast, connected to neighbouring Weymouth by the world-famous Chesil Beach. Renowned for its dramatic natural scenery, the island offers rugged cliffs, wildlife-rich quarries and the iconic Portland Bill lighthouse, a landmark that has guided mariners for generations.

Historically, Portland is synonymous with its globally renowned limestone, Portland Stone which has been quarried for centuries and used in many notable buildings across the world. The island also holds a proud maritime heritage, with an active port and a modern marina that continue this tradition today. More recently, Portland's exceptional sailing conditions earned it international recognition as the host venue for the sailing events of the London 2012 Olympic Games.



Energy Efficiency 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 (CO ₂) 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	