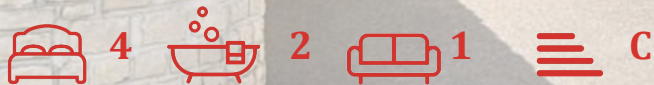


Fancys Close

Portland, DT5 2AJ



**Offers In Excess Of
£335,000 Freehold**



Fancys Close

Portland, DT5 2AJ

- Four Bedroom Detached House, moments from Easton Square
- Garage and Driveway
- Low Maintenance Rear Garden, but Mature with Shrubs, Trees and some Potted Plants
- Westerly Aspect Conservatory, access via the Lounge
- Modern, L Shaped Kitchen Diner with Integrated Appliances
- Downstairs WC
- Primary Bedroom with Built in Wardrobes and Ensuite Shower Room
- Family Bathroom
- Short Stroll to Bus Route
- Total 1344 Sq Ft Including Garage





Situated in a sought after location, this **SPACIOUS FOUR** bedroom home offers a **BRIGHT** kitchen/dining hub, generous living spaces, two bathrooms, and a sunny **CONSERVATORY** opening to a private garden. With a **GARAGE**, driveway, and versatile layout, it's perfect for families or anyone seeking extra coastal space.



Step through the front door into a welcoming hallway, where stairs rise to the first floor and a convenient cloakroom/WC sits just off to the side.

To the left, you'll find a beautifully proportioned kitchen/dining room – perfect for family meals or entertaining

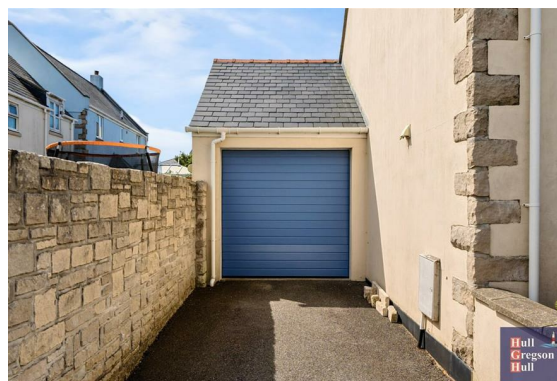


friends. Sleek cabinetry, modern integrated appliances, and plenty of worktop space make this a joy for anyone who loves to cook. The room flows effortlessly to a dining nook with a view toward the garden via the UPVC door, creating the perfect hub for everyday life.

From the hall, head through to the living room – a spacious area ideal for relaxing with family after a busy day. Double doors lead into the conservatory, where sunlight streams in and you can enjoy year-round views of the garden. This is a wonderful spot for summer entertaining or curling up with a book while the rain taps on the glass.

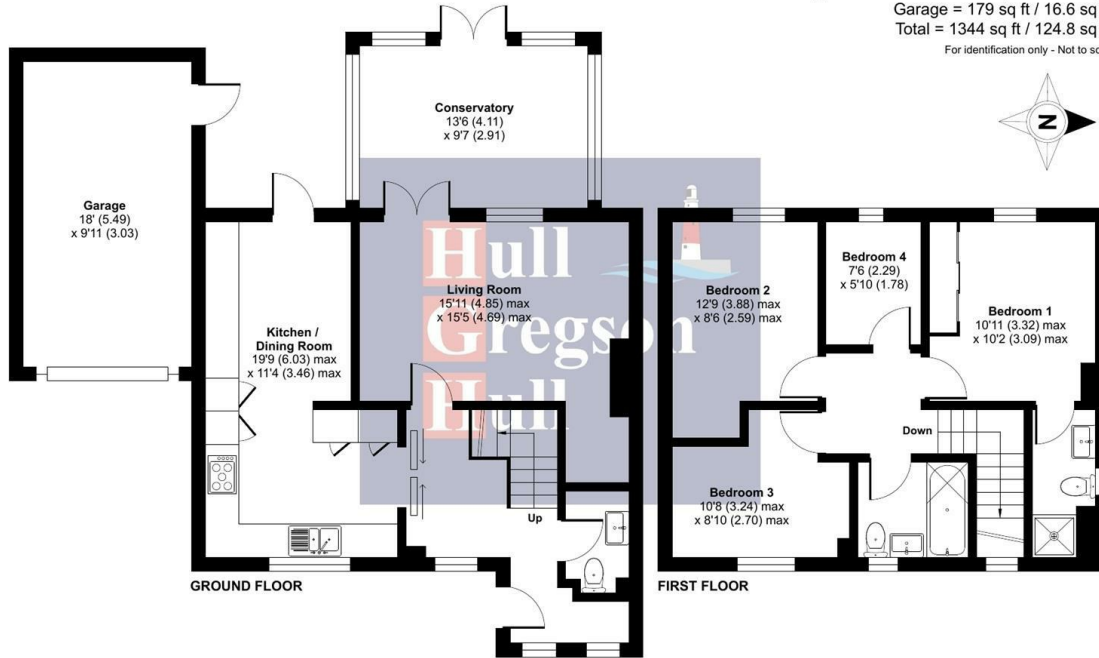
Upstairs, a central landing leads to four bedrooms. The main bedroom sits to the front, offering a comfortable double space with easy access to the family bathroom. Bedroom two is another generous double, while bedroom three provides excellent flexibility – ideal as a guest room, home office, or creative space. Bedroom four, while smaller, is perfect as a nursery, study, or dressing room. A family bathroom and an ensuite shower room mean there's plenty of space for the morning rush.

The property enjoys a private, well-maintained garden, accessible from the conservatory. It's a great space for al fresco dining, summer BBQs, or simply relaxing in the fresh air. The garage and driveway provide ample off-road parking, adding to the home's convenience.

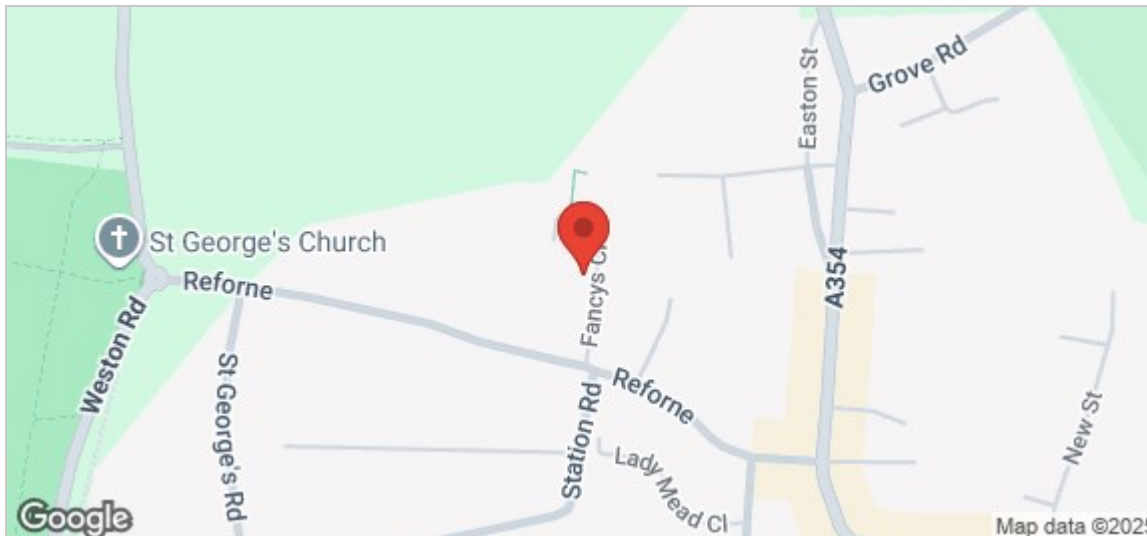


Fancys Close, Portland, DT5

Approximate Area = 1165 sq ft / 108.2 sq m
Garage = 179 sq ft / 16.6 sq m
Total = 1344 sq ft / 124.8 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). © richcom 2025. Produced for Hull Gregson & Hull (Portland) Ltd. REF: 1334422



Living Room

15'11 max x 15'5 max (4.85m max x 4.70m max)

Kitchen / Diner

19'9 max x 11'4 max (6.02m max x 3.45m max)

Conservatory

13'6 x 9'7 (4.11m x 2.92m)

Bedroom One

10'11 max x 10'2 max (3.33m max x 3.10m max)

En-suite

Bedroom Two

12'9 max x 8'6 max (3.89m max x 2.59m max)

Bedroom Three

10'8 max x 8'10 max (3.25m max x 2.69m max)

Bedroom Four

7'6 x 5'10 (2.29m x 1.78m)

Bathroom

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
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.gov.uk/](https://www.ofcom.gov.uk/broadbandchecker/)

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.

