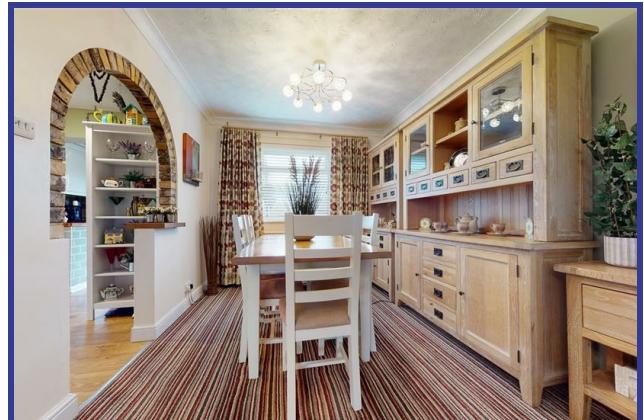




15 Croft Road

Portland, DT5 2HQ

Offers in excess of £295,000



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3D VIRTUAL TOUR AVAILABLE.

A beautifully presented, EXTENDED, FOUR BEDROOM house with a LARGE PRIMARY SUITE, a block paved DRIVEWAY & SECLUDED SOUTHERLY REAR GARDEN, situated in WESTON, PORTLAND. The property which benefits from sea glimpses and is just a stones throw from scenic walks at Westcliff & moments from the amenities in Weston, including a bus route and convenience store.

A block paved driveway bounded with feature brick walls leads up to the Oak front door. Stepping inside is an entrance hallway with stairs to the first floor & a doorway into the lounge/ diner. The lounge/ diner benefits from a bow window to the front & window to the rear overlooking the garden. The living area offers ample space for a large sofa as well as a range of other living furniture. At the other end of the room is the dining area, a generous space with ample room for a family dining table as well as dresser. A feature brick opening leads into the kitchen, which comes complete with a range of fitted units, a walk in pantry cupboard, space for a range style cooker inset into a feature alcove with built in extractor hood, space for an American style fridge freezer & further appliances. Patio doors lead from the kitchen onto the rear garden.

Ascending to the first floor are three bedrooms, a bathroom and a staircase leading to the top floor. The bathroom comprises a modern suite with a panelled bath, close coupled WC & pedestal wash hand basin. Bedrooms one & two are both doubles, whilst bedroom three is a generous single or perfect study/ home office.

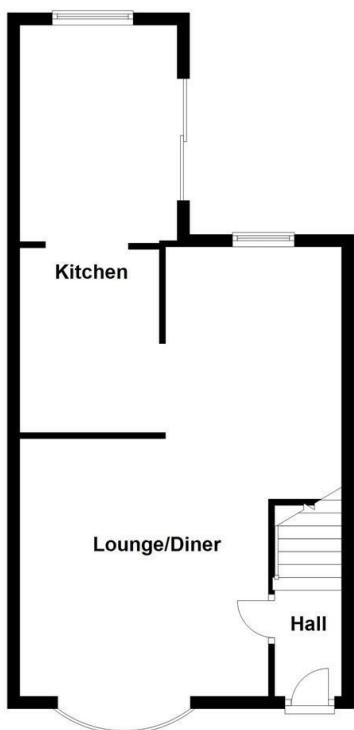
Proceeding to the top floor is the primary suite; a large double bedroom with dual aspect windows, sea glimpses and an en-suite shower room. The en-suite comprises a shower cubicle, close coupled WC & pedestal wash hand basin.

Outside is the southerly rear garden. The garden has been landscaped by the current vendors to create an elegant, yet low maintenance space to suit each member of the family; a BBQ/ entertaining area, raised planted borders, a covered side area with climbing plants (providing excellent storage) & a brick built shed spanning the width of the garden.

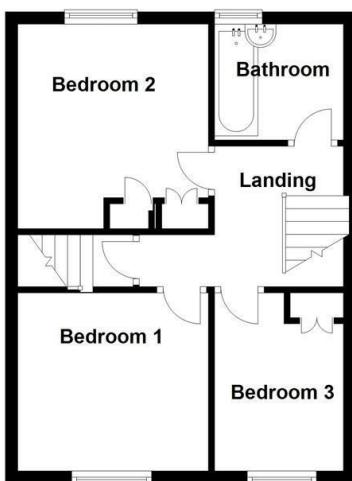


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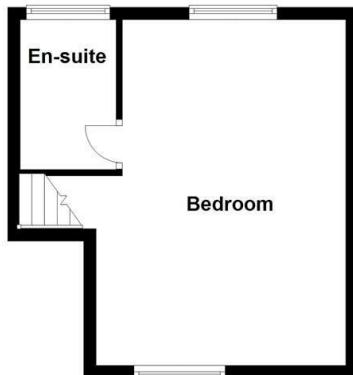
Ground Floor



First Floor



Second Floor



Lounge/ Diner

26'1 max x 20'0 max (7.95m max x 6.10m max)

Kitchen

21'11 x 8'0 (6.68m x 2.44m)

Bedroom One

18'10 x 15'0 (5.74m x 4.57m)

Bedroom Two

10'0 x 9'0 (3.05m x 2.74m)

Bedroom Three

10'0 x 9'1 (3.05m x 2.77m)

Bedroom Four

6'0 x 10'0 (1.83m x 3.05m)

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 (CO₂) 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	

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