

Killicks Hill
Portland, DT5 1JW



**Offers In Excess Of
£325,000 Freehold**



Killicks Hill

Portland, DT5 1JW

- Stunning Sea Views
- Semi-Detached Family Home
- Three Bedrooms
- Beautiful & Sizeable Rear Garden
- Spacious Living/Dining Room
- Fitted Kitchen
- Conservatory Over Looking The Rear Garden
- Garage & Parking
- No Onward Chain
- Viewings Highly Advised





Being offered for sale with NO ONWARD CHAIN is this deceptively spacious THREE BEDROOM SEMI-DETACHED family home boasting BREATH TAKING STUNNING SEA VIEWS. The property benefits from a large open plan LIVING/DINING ROOM, fitted kitchen, CONSERVATORY over looking the VAST REAR GARDEN, three bedrooms and a MODERN FITTED SHOWER ROOM. Further benefitting from OFF ROAD

PARKING & GARAGE.

Access is gained via the entrance porch, where internal door leads through to the welcoming entrance hallway where doors lead to all principal rooms. This ideal family home benefits from a generous sized light and airy living/dining room. The living area is sizeable enough to house family sized furniture, with a feature fireplace. The dining area offers enough space for a extended family table and chairs. The kitchen offers a range of colour matching eye and base level storage cupboards and space for a selection of free standing domestic appliances. To complete the ground floor accommodation is the conservatory which is accessed off the kitchen and enjoys views out to the beautiful rear garden. Sliding doors from the conservatory lead out to the garden and rear access into the garage.

Stairs rise to the first floor where bedrooms one, two, three and the family shower room are located. Bedrooms one and two are both spacious double bedrooms, both enjoying beautiful views. Bedroom three is an ideal guest room offering front aspect views. The modern fitted shower room comprises a modern white suite with shower, wash hand basin and WC.

To the front of the property there is off road parking, leading to the garage fitted with traditional up and over door. Steps from the drive rise to the front door. The rear garden is a simply stunning space. The rear garden is split into two sections, boasting a wide selection of lawn area, vegetable patch, patio, mature shrubs and plants. From the garden the stunning sea views can be further enjoyed.



For identification only - Not to scale



Tel: 01305 822 222 Email: office@hgh.co.uk www.hgh.co.uk

Environmental Impact (CO ₂) Rating		Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>			
<p>Not environmentally friendly - higher CO₂ emissions</p>			