



Park Estate Road

Portland, DT5 2BL

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**Offers In Excess Of
£240,000 Freehold**



Park Estate Road

Portland, DT5 2BL

- Beautifully Presented Family Home
- Stunning Condition Throughout
- Three Double Bedrooms
- Open Planning Living Room
- Modern Fitted Kitchen
- Conservatory Leading To Rear Garden
- Private Enclosed Sunny Garden
- Off Road Parking
- Integral Single Garage
- Viewings Highly Advised





Situated in a sought-after residential location on Park Estate Road, this beautifully presented THREE DOUBLE BEDROOM MID TERRACE FAMILY home offers spacious and versatile accommodation throughout, making it an ideal purchase for families and those seeking a well-appointed home ready to move straight into.



The property is approached via a purpose-built entrance porch, providing a practical and welcoming introduction to the home. An internal door opens into an impressive open-plan living room, a generous and light-filled space designed perfectly for modern family living. A large front



aspect window floods the room with natural light, while the rear section is currently arranged as a dedicated dining area, creating an excellent setting for both everyday living and entertaining.

Beyond the reception room lies a contemporary fitted kitchen, thoughtfully designed with an extensive range of eye and base level units offering ample storage. There is space for a variety of domestic appliances, along with room for a breakfast table and chairs, making this a highly functional and sociable space. Conveniently located off the kitchen is a useful ground floor WC.

Completing the ground floor accommodation is a delightful conservatory, providing additional living space with French doors opening directly onto the sunny rear garden. Designed for ease of maintenance, the garden offers a private and inviting outdoor area ideal for relaxing, entertaining, and family enjoyment.

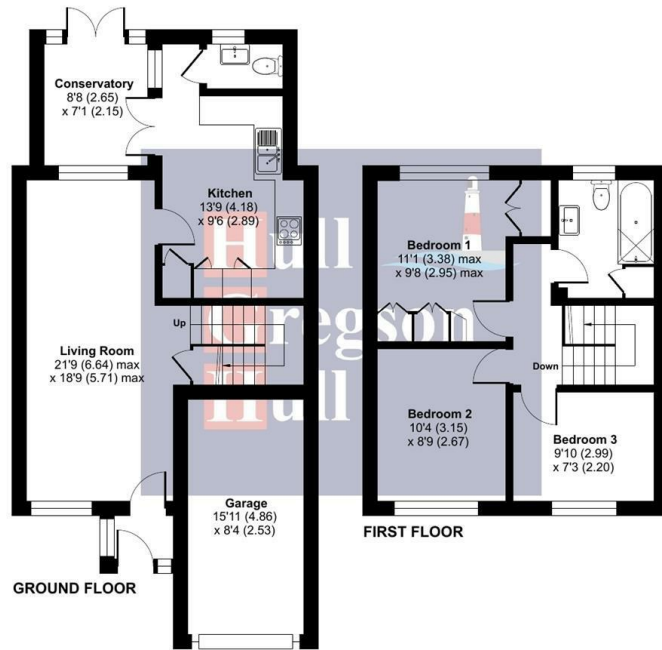


The first floor continues to impress, offering three generously proportioned double bedrooms, a rare and highly desirable feature. The principal bedroom benefits from an extensive range of built-in wardrobes, providing excellent storage solutions. A well-appointed family bathroom serves all three bedrooms.

Externally, the property continues to impress with a block-paved driveway to the front, providing ample off-road parking and leading to the integral single garage, offering excellent additional storage.

Park Estate Road, Portland, DT5

Approximate Area = 916 sq ft / 85 sq m
 Garage = 126 sq ft / 11.7 sq m
 Total = 1042 sq ft / 96.7 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). © rixhcom 2026. Produced for Hull Gregson & Hull Ltd. REF: 1455128

Living Room
 21'9 max x 18'9 max (6.63m max x 5.72m max)

Kitchen
 13'9 x 9'6 (4.19m x 2.90m)

Conservatory
 8'8 x 7'1 (2.64m x 2.16m)

Bedroom One
 11'1 max x 9'8 max (3.38m max x 2.95m max)

Bedroom Two
 10'4 x 8'9 (3.15m x 2.67m)

Bedroom Three
 9'10 x 7'3 (3.00m x 2.21m)

Garage
 15'11 x 8'4 (4.85m x 2.54m)

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.

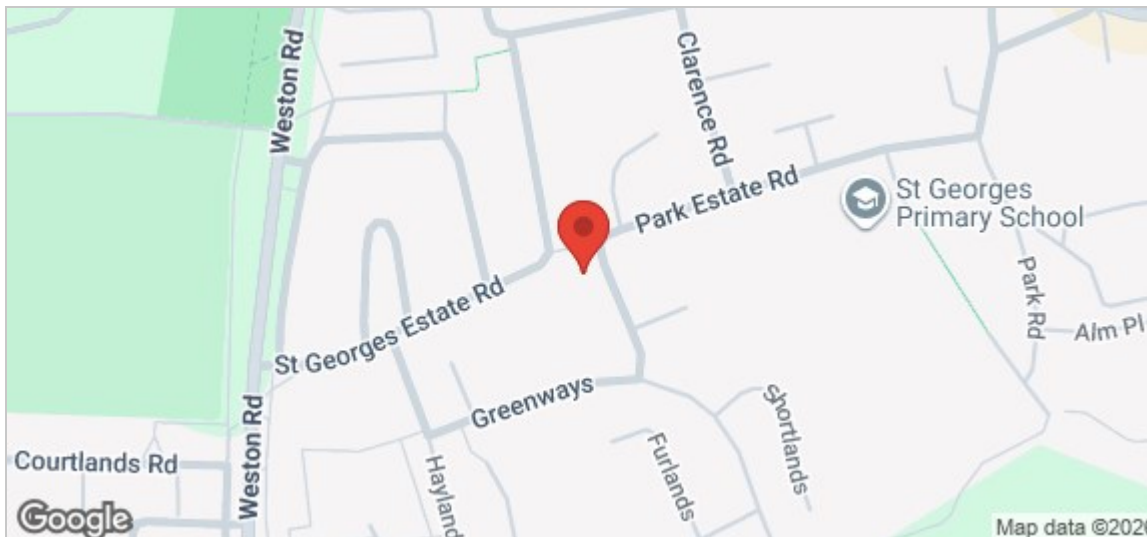
Property type: Mid Terrace
 Property construction: Standard
 Tenure: Freehold
 Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water
 Heating Type: Gas Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



| Energy Efficiency Rating | | Current | Potential | Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------|-------------------------|-----------|---|-------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | | | |
| A | 81-91 | | | A | 81-91 | | |
| B | 69-80 | | | B | 69-80 | | |
| C | 55-68 | | | C | 55-68 | | |
| D | 40-54 | | | D | 40-54 | | |
| E | 29-39 | | | E | 29-39 | | |
| F | 15-28 | | | F | 15-28 | | |
| G | 1-14 | | | G | 1-14 | | |
| Not energy efficient - higher running costs | | | | Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | | England & Wales | | EU Directive 2002/91/EC | |