



**Wakeham**  
Portland, DT5 1HN



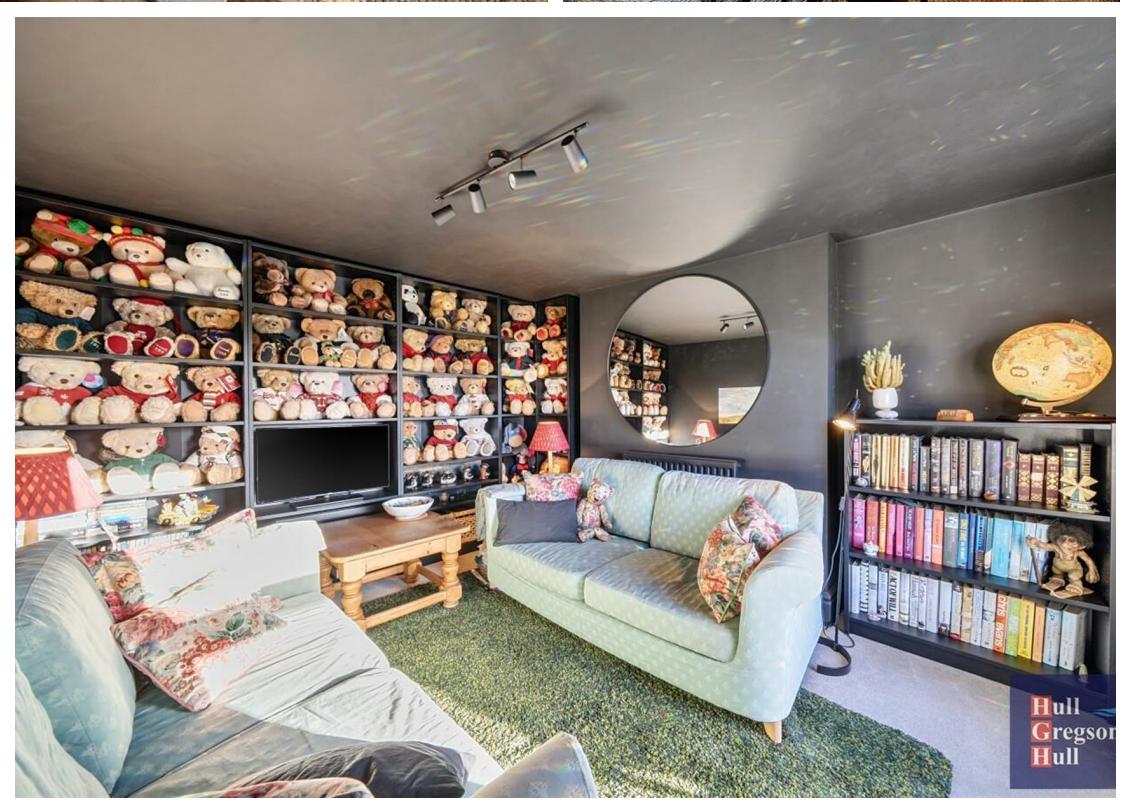
**Asking Price  
£375,000 Freehold**

**Hull**   
**Gregson**  
**Hull**

# Wakeham

Portland, DT5 1HN

- Stunning End Of Terrace Family Home
- Boasting Generous Accommodation Over Four Floors
- Three Double Bedrooms
- Sizeable Open Plan Living/Dining Room
- Stylish Modern Kitchen
- Extremely Useful Utility Room/Pantry/Boot room
- Family Bathroom & En-suite Shower Room
- Private Low Maintenance Garden
- Close To Local Amenities
- Highly Popular Location





Beautifully presented END OF TERRACE PORTLAND STONE family home, arranged over four floors. Finished to a superb standard throughout the accommodation comprises a GENEROUS SIZED LIVING/DINING ROOM, a light and airy MODERN FITTED KITCHEN leading to a UTILITY ROOM. THREE DOUBLE BEDROOMS, additional OFFICE SPACE, large FAMILY BATHROOM & EN-SUITE. The rear garden is a PRIVATE ENCLOSED low maintenance space.



This beautifully presented end of terrace Portland Stone family home offers generous and versatile accommodation arranged over four well-planned floors, ideal for modern family living. The property is entered via a welcoming hallway leading to a bright and spacious reception room, featuring ample space for both relaxing and entertaining. The living room offers a excellent blend of modern features and cosy charm with a gas fire, perfect for enjoying those long winter nights. From the living/dining room French doors provide access out the rear garden. A truly striking and beautifully designed kitchen, finished to an exceptional standard and offering both style and practicality, creating a perfect balance of character and functionality. Leading on from the kitchen is the extremely useful utility room/pantry/boot room. Benefiting from plumbing for additional domestic appliances, and storing muddy boots.

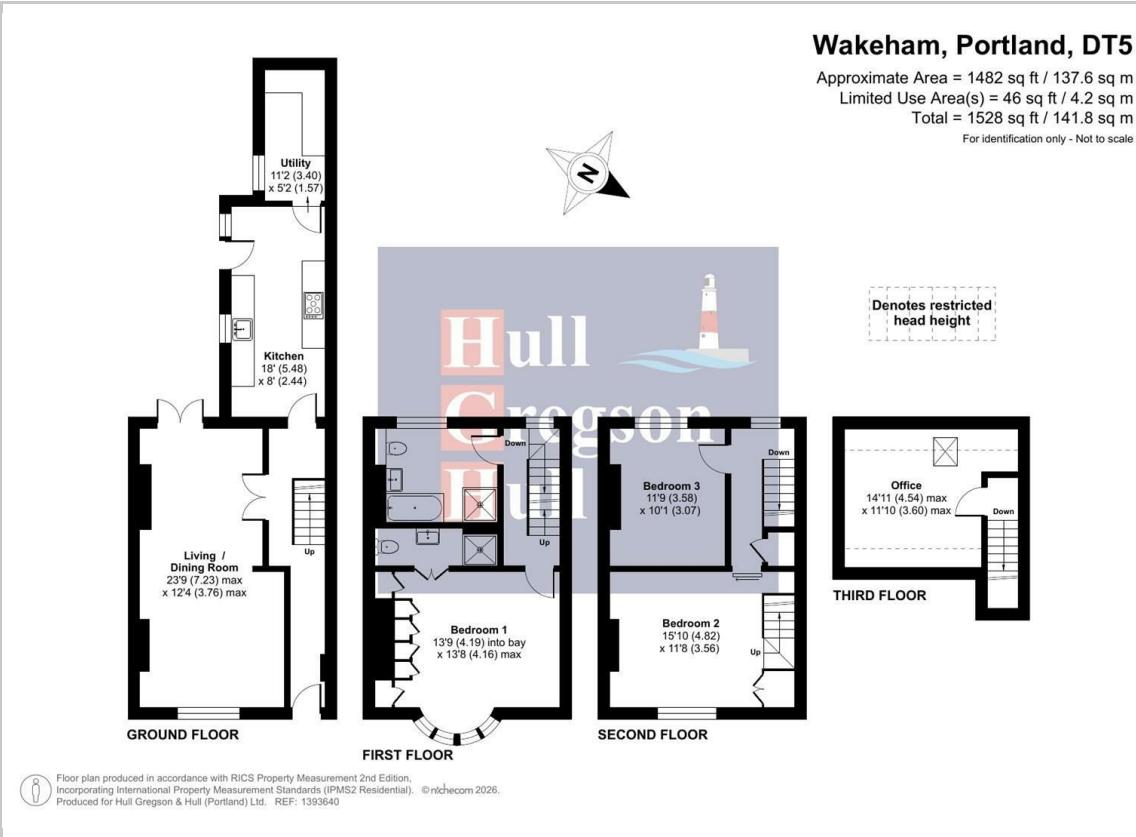


On the first floor is bedroom one which is a vast front aspect bay window double room, hosting a wide range of built in storage. There is a modern fitted en-suite shower room, with wash hand basin and WC. The family bathroom comprises a modern suite with bath, shower, wash hand and WC.

The second floor is home to bedrooms two and three. Both rooms are generous sized doubles, with bedroom three being used as a additional reception space by the current vendors.

Located on the third floor is the large home office space, with Velux window and ample eves storage.

The rear garden is a private low maintenance space perfect for el fresco dining.



**Living / Dining Room**  
 23'9" max x 12'4" max (7.24m max x 3.76m max)

**Kitchen**  
 18' x 8' (5.49m x 2.44m)

**Utility Room**  
 11'2" x 5'2" (3.40m x 1.57m)

**Bedroom One**  
 13'9" into bay x 13'8" max (4.19m into bay x 4.17m max)

**En-suite**

**Family Bathroom**

**Bedroom Two**  
 15'10" x 11'8" (4.83m x 3.56m)

**Bedroom Three**  
 11'9" x 10'1" (3.58m x 3.07m)

**Office**  
 14'11" max x 11'10" max (4.55m max x 3.61m max)

#### 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: End Of Terrace

Property construction: Standard

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/](http://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 firms employment has the authority to make or give any representation or warranty in respect of the property.



12 Easton Street, Portland, Dorset, DT5 1BT

Tel: 01305 822 222 Email: [office@hgh.co.uk](mailto:office@hgh.co.uk) [www.hgh.co.uk](http://www.hgh.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(61-81) B			
(50-60) C			
(39-49) D			
(28-38) E			
(17-27) F			
(1-16) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		76	50
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(58-68) D			
(48-58) E			
(38-48) F			
(1-37) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			