



## Avalanche Road

Portland, DT5 2DL



**Offers In Excess Of  
£350,000 Freehold**





# Avalanche Road

Portland, DT5 2DL

- Three Bedroom Detached Bungalow
- Accessed via a Private Driveway
- Sat on a Sizeable, Wrap Around Plot
- Detached Garage
- Light and Airy Living Room
- Well Proportioned Kitchen
- Short Stroll to Coastal Walks
- Popular Location of Southwell
- Highly Popular Residential Location
- Potential to Extend (Subject to Planning Permisson)







Nestled in a tranquil and PRIVATE SETTING, this SIZEABLE three-bedroom DETACHED BUNGALOW is a rare find. Set well back from the road, the property is accessed via a private driveway serving just three homes - of which this bungalow owns the freehold - offering both exclusivity and privacy.



As you approach, the spacious driveway opens up to reveal a substantial plot wrapping around the home, providing plenty of outdoor space for entertaining, relaxing, or even extending the property (subject to planning).



Step inside and you're greeted by a welcoming entrance hall that sets the tone for the rest of the home - light, spacious, and thoughtfully laid out. The generous lounge diner features large triple aspect windows that flood the space with natural light. While the kitchen/diner is perfect for modern family living, with ample storage, workspace, and direct access to the rear garden.

All three bedrooms are well-proportioned doubles, with the principal bedroom overlooking the garden with a westerly aspect. A family bathroom and separate WC complete the internal accommodation.

Outside, the wraparound garden is a standout feature, providing a peaceful yet sizeable space. There's parking on the driveway for one car, as well as a detached garage offering further potential.

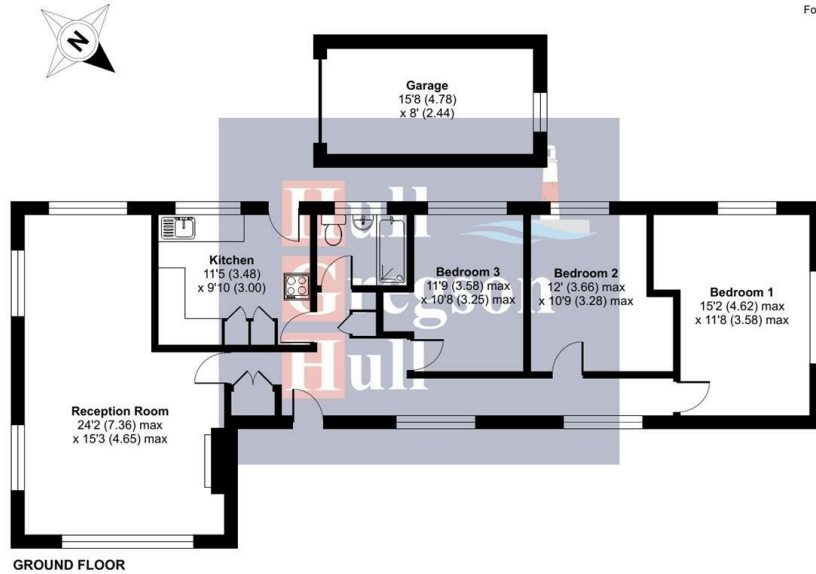


This home offers the perfect balance of seclusion with all the convenience of nearby amenities. With scope to personalise or develop further, it's an ideal opportunity for buyers seeking space, privacy, and potential in a unique setting.

\*\*\* Please note under the Estate Agents Act 1979 one of the vendors is involved in Estate Agency and works for Hull Gregson Hull Lettings Ltd. \*\*\*

## Avalanche Road, Portland, DT5

Approximate Area = 1038 sq ft / 96.4 sq m  
Garage = 125 sq ft / 11.6 sq m  
Total = 1163 sq ft / 108 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: 1312554

### Reception Room

24'2 x 15'3 (7.37m x 4.65m)

### Kitchen

11'5 x 9'10 (3.48m x 3.00m)

### Bedroom One

15'2 x 11'8 (4.62m x 3.56m)

### Bedroom Two

12' x 10'9 (3.66m x 3.28m)

### Bedroom Three

11'9 x 10'8 (3.58m x 3.25m)

### Garage

15'8 x 8'2 (4.78m x 2.49m)

### 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.

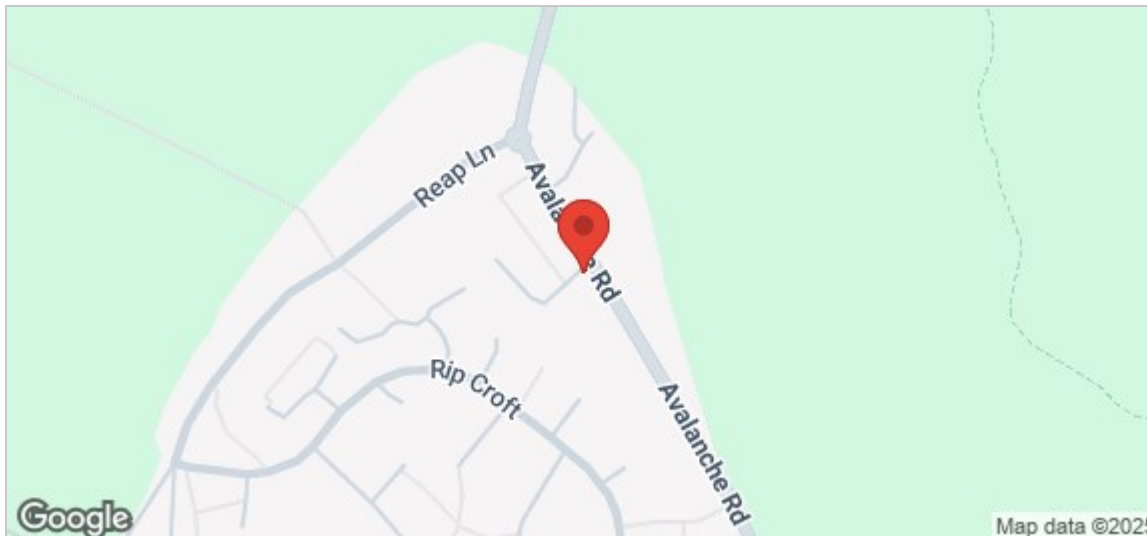
Property type: Detached  
Property construction: Standard  
Mains Electricity  
Mains Water & Sewage: Supplied by Wessex Water  
Heating Type: Gas  
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.  
[checker.ofcom.org.uk/](https://checker.ofcom.org.uk/)

### Estate Agents Act 1979

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### 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.



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 (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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	