



**May Bower Gardens, Sweet Hill Lane,
Portland, DT5 2DT**

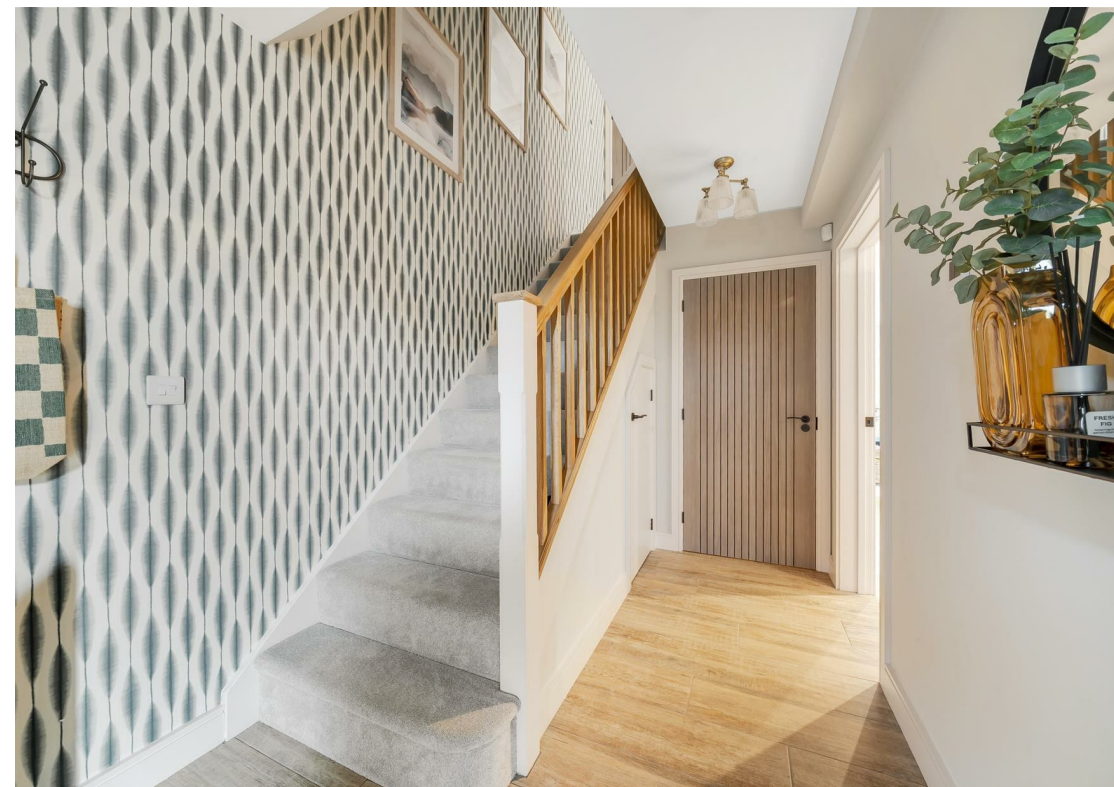
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**Asking Price
£365,000 Freehold**



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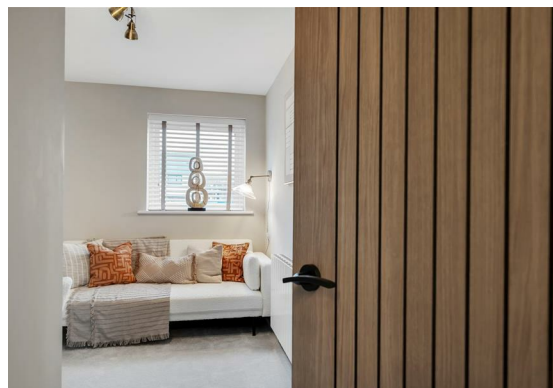
- Desirable Mid Terrace Residence
- Three Well Proportioned Bedrooms
- Two Tandem Parking Spaces, Including a Car Port
- Heated by Air Source Heat Pump
- Effortlessly Stylish Modern Living
- Beautifully Landscaped Open Spaces
- Principal Suite with En-Suite
- Provisions for EV Charging and FTTP (Fibre to the property)
- Quiet Cul-de-Sac Setting
- 10 Year Build Guarantee





Plot 19, the 'ROSE', is elegantly positioned on ONE OF THE LARGER PLOTS within the prestigious May Bower Gardens development. Tucked away in a tranquil CUL-DE-SAC, this exceptional MID-TERRACE HOME offers a notably refined backdrop for sophisticated family living. Featuring THREE GENEROUSLY SIZED BEDROOMS and a WELL-CONCEIVED OPEN-PLAN LAYOUT, the Rose delivers FLEXIBLE, BEAUTIFULLY ARRANGED SPACE that gracefully adapts to the demands of modern lifestyles.

Stepping inside, you are greeted by a bright and elegantly appointed entrance hall, setting a refined tone for



the rest of the home. From here, a doorway leads to a thoughtfully designed utility room with a discreet and practical WC. Continuing through the hall, you enter the main living space - an impressive L-shaped open-plan area enhanced by overhead roof lights that bathe the room in natural daylight and create an uplifting sense of height and openness.

At one end, the beautifully finished kitchen blends seamlessly into the central dining area, offering a sophisticated space for both everyday meals and more formal gatherings. Beyond this, the layout opens into the generous living area, where wide patio doors lead directly onto the garden. This effortless transition between inside and out creates a wonderfully relaxing and versatile environment, perfectly suited to modern living and easy entertaining.

Ascending to the first floor, the Rose presents three tastefully proportioned bedrooms, each offering ample room for furnishings and individual style. The principal bedroom is particularly noteworthy, providing a luxurious sense of space and complemented by its own private en-suite shower room.

The family bathroom completes this level and is finished with contemporary fixtures and refined detailing, offering both style and practicality for everyday routines.





Front Elevation



Rear Elevation

Lounge Diner
20'10" x 12'10" (6.37m x 3.93m)

Kitchen
12'5" x 11'8" (3.8 x 3.58)

Cloakroom
3'5" x 8'10" (1.05 x 2.7)

Principle Suite
10'11" x 9'8" (3.35m x 2.95m)

Ensuite
6'2" x 5'8" (1.89m x 1.73m)

Secondary Bedroom
10'10" x 10'11" (3.32m x 3.35m)

Third Bedroom
10'10" x 7'2" (3.31m x 2.19m)

Bathroom
6'3" x 6'11" (1.92m x 2.12m)

Local Area

May Bower Gardens enjoys a discreet position at the end of a no-through road, enhanced by a natural backdrop of mature trees that provide both privacy and a sense of tranquillity. Despite its peaceful setting, the development lies just moments from some of the most striking and celebrated stretches of coastline in Britain.

Portland itself is a truly distinctive and picturesque island on the South Dorset coast, connected to neighbouring Weymouth by the world-famous Chesil Beach. Renowned for its dramatic natural scenery, the island offers rugged cliffs, wildlife-rich quarries and the iconic Portland Bill lighthouse, a landmark that has guided mariners for generations.

Historically, Portland is synonymous with its globally renowned limestone, Portland Stone which has been quarried for centuries and used in many notable buildings across the world. The island also holds a proud maritime heritage, with an active port and a modern marina that continue this tradition today. More recently, Portland's exceptional sailing conditions earned it international recognition as the host venue for the sailing events of the London 2012 Olympic Games.



| 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 | 81 | 81 |

| Environmental Impact (CO ₂) 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 | | |