



Instinct Guides You



Wheatlands, Portland £360,000

- Large Detached Bungalow
- Conservatory
- Shower Room & En-suite
- Living Room & Versatile Office Space
- Large Loft
- Low Maintenance Rear Garden
- Close To Bus Route
- Off Road Parking



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



Wilson Tominey are delighted to offer this spacious three-bedroom detached bungalow, positioned in a popular residential area of Southwell with convenient access to a bus route and attractive countryside walks. The home boasts three double bedrooms, shower room & en-suite and two reception rooms.

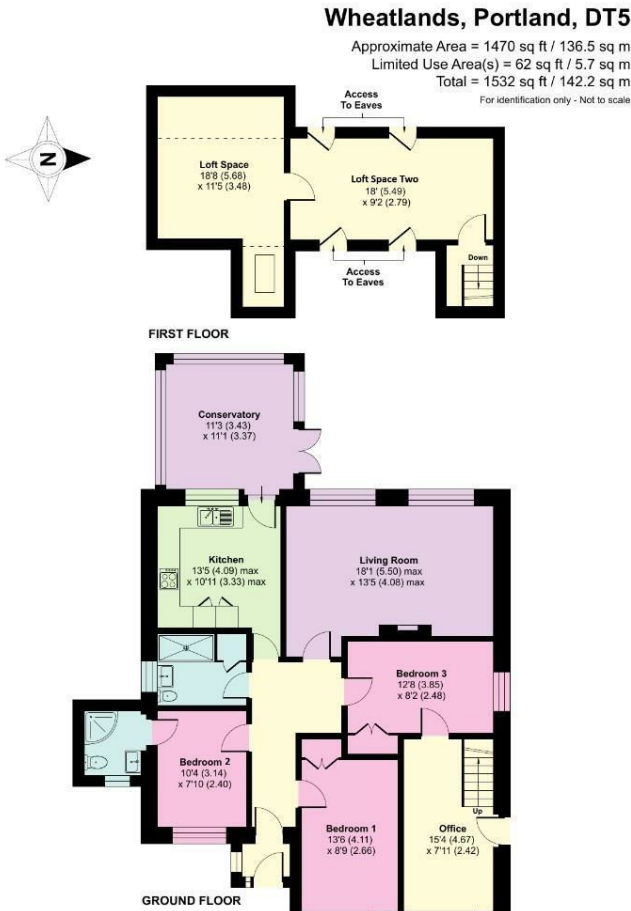
At the heart of the home is the generous rear living room. This well-proportioned space enjoys pleasant views over the garden and, thanks to its westerly aspect, is beautifully illuminated throughout the afternoon and evening.

Adjacent, the kitchen provides a range of fitted cabinetry, ample work surface and integrated appliances. The room is large enough to accommodate a small dining table, and a door leads seamlessly into the sunny conservatory at the rear, further enhancing the ground-floor footprint. The property offers three double bedrooms. Bedrooms one and three both benefit from built-in wardrobes, while bedroom two enjoys a well-appointed en-suite shower room.

Adding to the already generous layout is a versatile second reception room, ideal as a home office or hobby space.

The loft space is substantial, accessed via stairs, and offers excellent potential with ample storage and easy access to the eaves.

The rear garden enjoys a westerly aspect. Decking adjoins the property and leads to a large patio, creating an ideal space for entertaining and enjoying the sunshine. The garden also benefits from side access and a block-built storage shed with power



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. ©wilsontominey 2025. Produced for Wilson Tominey Ltd. REF: 1437694



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 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	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.