



Instinct Guides You



## Wheatlands, Portland £370,000

- 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



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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.

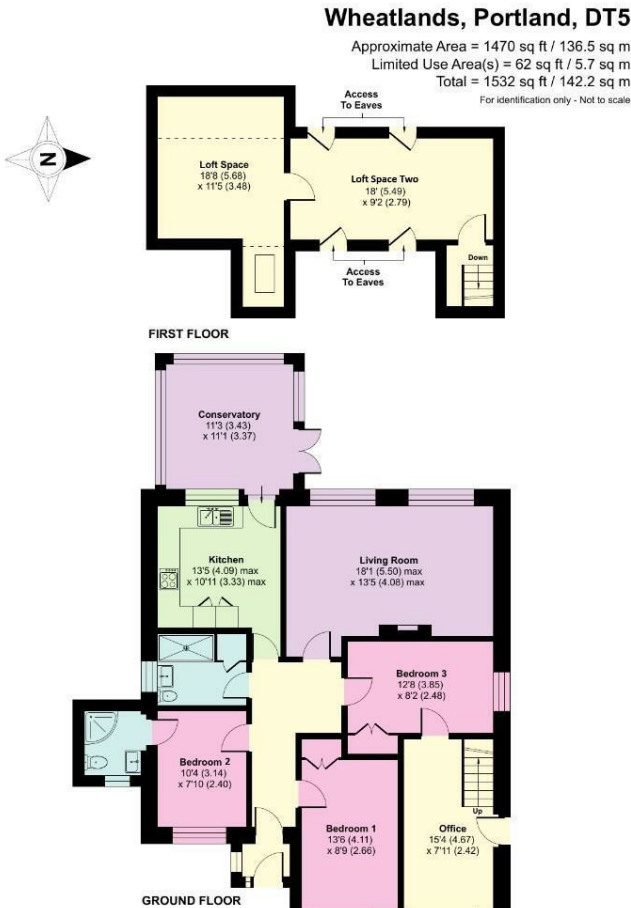
At the heart of the home is the generous rear living room. This well-proportioned space enjoys pleasant views over the garden and, thanks to its westerly aspect, is beautifully illuminated throughout the afternoon and evening.

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. ©wilson.com 2025. Produced for Wilson Tominey Ltd. REF: 1437694



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | 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.