



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



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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



**Wheatlands, Portland, DT5**

Approximate Area = 1470 sq ft / 136.5 sq m  
 Limited Use Area(s) = 62 sq ft / 5.7 sq m  
 Total = 1532 sq ft / 142.2 sq m  
For identification only - Not to scale



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	76

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	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © wctecomm 2022. Produced for Wilson Tominey Ltd. REF: 1437894



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