



School Drive | | Crossways | DT2 8WR

Guide Price £375,000

BEAUMONT  JONES

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Welcome to Woodsford Fields, a quiet residential development located in Crossways, Dorchester. This immaculate and well presented three double bedroom detached house with a South-Westerly facing garden is offered for sale. The property offers a garage, off road parking for two cars, kitchen, living room, dining room, conservatory, three double bedrooms with master en-suite, family bathroom and a downstairs cloakroom. Viewing is a must to be appreciated.

- Three Double Bedroom Detached Family Home
- Woodsford Fields Development, Crossways
- Two Reception Rooms
- Conservatory
- South-Westerly Facing Rear Garden
- Great School Catchment
- Garage & Off Road Parking For Two Cars
- En-Suite to Master Plus Family Bathroom & Downstairs Cloakroom

Full Description

Entrance into this well positioned property is via a front aspect double glazed door leading into a welcoming hallway with stairs rising to the first floor, built in storage cupboard, wall mounted radiator and doors lead through to the main principle rooms. The generous sized cloakroom has a front aspect double glazed sash style window, low level WC, wash hand basin and a wall mounted radiator. The spacious living room offers plenty of space for sofas and furniture with rear aspect double glazed doors leading through to the conservatory, feature fireplace and a wall mounted radiator. The double glazed conservatory offers an extra reception



This beautiful and well presented three double bedroom detached family home sits within the popular Woodsford Fields development in Crossways.

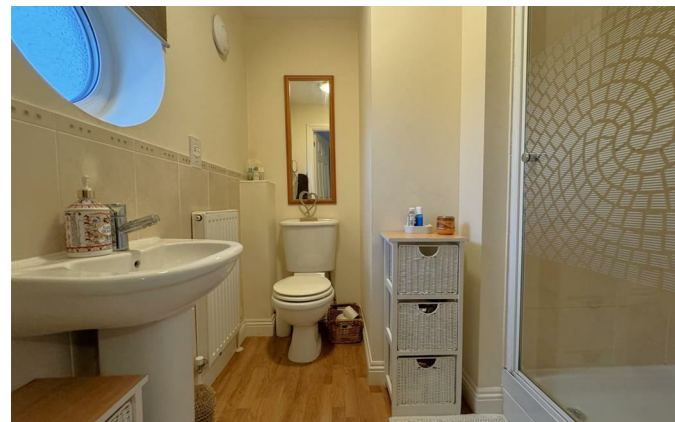


area/garden room with dual aspect double glazed windows, glass roof, rear aspect double glazed patio doors lead out onto the garden, power points, wall lighting and a wall mounted electric heater. The separate dining room is perfect for entertaining offering plenty of space for a dining table and chairs, built in understairs storage cupboard, rear aspect double glazed sash style window and a wall mounted radiator. The modern fitted kitchen comprises eye and base level units with work surfaces over, integral double oven with inset four ring gas hob and extractor fan over, space and plumbing for a washing machine, dishwasher and space for a fridge/freezer, wall mounted gas boiler and a front aspect double glazed sash style window.

The first floor offers a spacious gallery style landing with a side aspect double glazed window, built in airing cupboard, loft access via a hatch and doors lead through to three double bedrooms and the family bathroom. The master bedroom is a generous sized double with modern fitted wardrobes, front aspect double glazed sash style window and a wall mounted radiator. A door leads through to a shower en-suite comprising a shower cubicle with a wall mounted mixer shower system, low level WC, wash hand basin, wall mounted radiator and a front aspect double glazed circular window. Bedroom two is a further double offering a rear aspect double glazed sash style window and a wall mounted radiator. Bedroom three offers a double room with a built in cupboard/wardrobe, rear aspect double glazed sash style window and a wall mounted radiator. The family bathroom comprises of a panel enclosed bath with shower attachment over, low level WC, wash hand basin, wall mounted radiator and a front aspect double glazed sash style window.

Outside boasts a fully enclosed South-Westerly facing rear garden which has been beautifully maintained mainly laid to lawn with sections laid to patio and shingle with stepping stones. Planted shrubs and a double glazed doors leads into





the garage. The garage offers an electric up and over door, power and lighting. There are two off road parking spaces to the side of the property. Entrance to the front door is either via steps or a ramp making access easier for wheelchair users.

The property is situated within the popular expanding village of Crossways, located on the outskirts of Dorchester. Crossways offers a good village school that is in the catchment area for Dorchester's Thomas Hardy Upper School. Nearby Dorchester is steeped in history and enjoys some of the county's most noted period architecture, all set amongst a beautiful rural countryside. Dorchester offers a plethora of shopping and social facilities including a cinema, leisure centre, Borough Gardens and a choice of many excellent public houses and restaurants. Both Crossways and Dorchester boast train links to London Waterloo and Bristol Temple Meads and regular bus routes to adjoining towns.

Rating Authority: Dorset (West Dorset) Council. Council Tax Band D.

Services: Mains gas, electric & drainage.

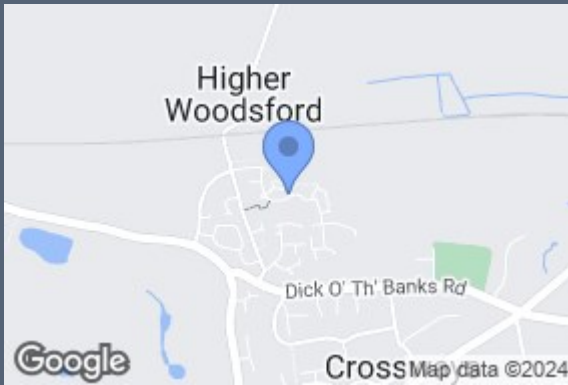
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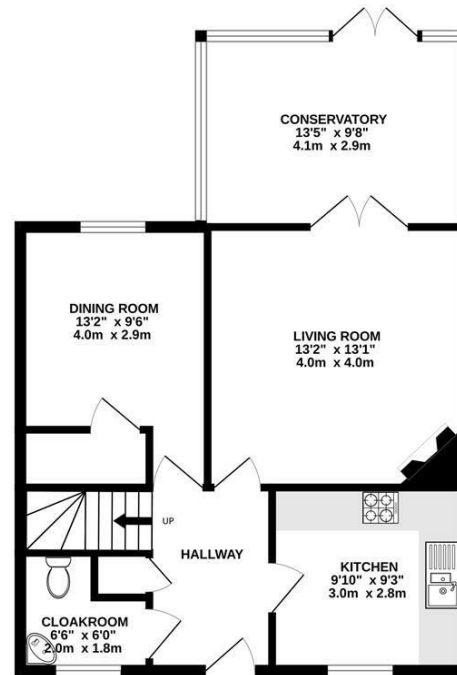
The property boasts a South-Westerly facing rear garden, garage and off road parking for two cars.



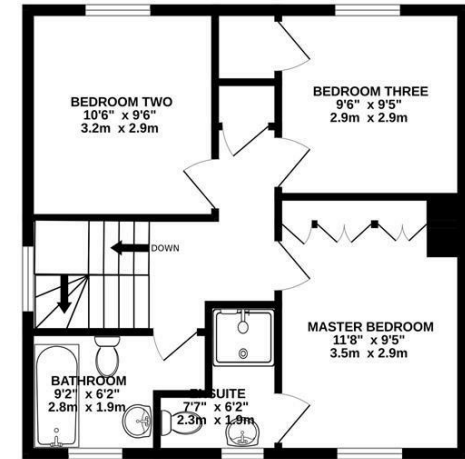


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1122 sq.ft. (104.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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