



Connells

Woodbury Drove
Crossways Dorchester



Property Description

Situated in the ever-popular village of Crossways, just a short drive from Dorset's county town, Dorchester, lies this three bedroom family home. The village of Crossways benefits from shops, a well reputed first school, bus service and access to Moreton Train station less than a mile away, which is on the Weymouth-London Waterloo line. The property itself comprises three, well-proportioned bedrooms and a bathroom on the first floor. While the ground floor boasts a kitchen, a spacious lounge-diner and a conservatory opening to generous rear garden. There is the added benefit of a garage and off-road parking.

Ground Floor

Entrance Hall

A double glazed front door leads to the entrance hall, with a radiator, a double glazed window to the front aspect. stairs to the first floor landing and doors to the kitchen and the lounge.

Lounge

16' 9" x 14' 4" (5.11m x 4.37m)

Door leading from the entrance hall, an understairs cupboard with the consumer unit within, a radiator, a television aerial socket, a telephone point, dual aspect double glazed windows to the front and rear aspects and double glazed french doors to the conservatory.

Kitchen

10' 4" x 8' 5" (3.15m x 2.57m)

Door leading from the entrance hall to the part tiled kitchen fitted with a range of wall and base units with worksurfaces over, a stainless steel sink and drainer, a gas oven and hob with a cookerhood over, the gas central heating boiler, plumbing for a washing machine and a dishwasher, space for a freestanding fridge freezer, a radiator and a double glazed window to the rear aspect.

Conservatory

12' 10" x 7' 7" (3.91m x 2.31m)

Double glazed french doors lead from the lounge to the UPVC conservatory, with a radiator, double glazed windows to the rear and side aspects and a pair of doors leading to the rear garden.



First Floor

First Floor Landing

Stairs leading up from the ground floor, with a double glazed window to the front aspect, access to a part boarded loft and doors to the bathroom and bedrooms 1, 2, and 3.

Bedroom 1

8' 9" x 16' 8" (2.67m x 5.08m)

Door leading from the first floor landing, with a radiator, a television aerial socket, an airing cupboard, built in wardrobe and a double glazed window to the rear aspect.

Bedroom 2

10' x 7' 10" (3.05m x 2.39m)

Door leading from the first floor landing with a radiator and a double glazed window to the rear aspect.

Bedroom 3

9' x 6' 5" (2.74m x 1.96m)

Door leading from the first floor landing with a radiator and a double glazed window to the front aspect.

Bathroom

Door leading from the first floor landing to the part tiled bathroom with a WC, a wash hand basin, a shower cubicle, a shaver point, an extractor fan, a radiator and a double glazed window to the rear aspect.

Outside

Rear Garden

A pair of doors lead from the conservatory onto the rear garden, laid to a patio allowing ample space for seating, pots and alfresco dining. With a rear access gate to the garden and access to the garage by a side door.

Garage

17' 3" x 9' 4" (5.26m x 2.84m)

Garage with an electric up and over garage door, a double glazed door and window to the side aspect and with the benefit of light and power.

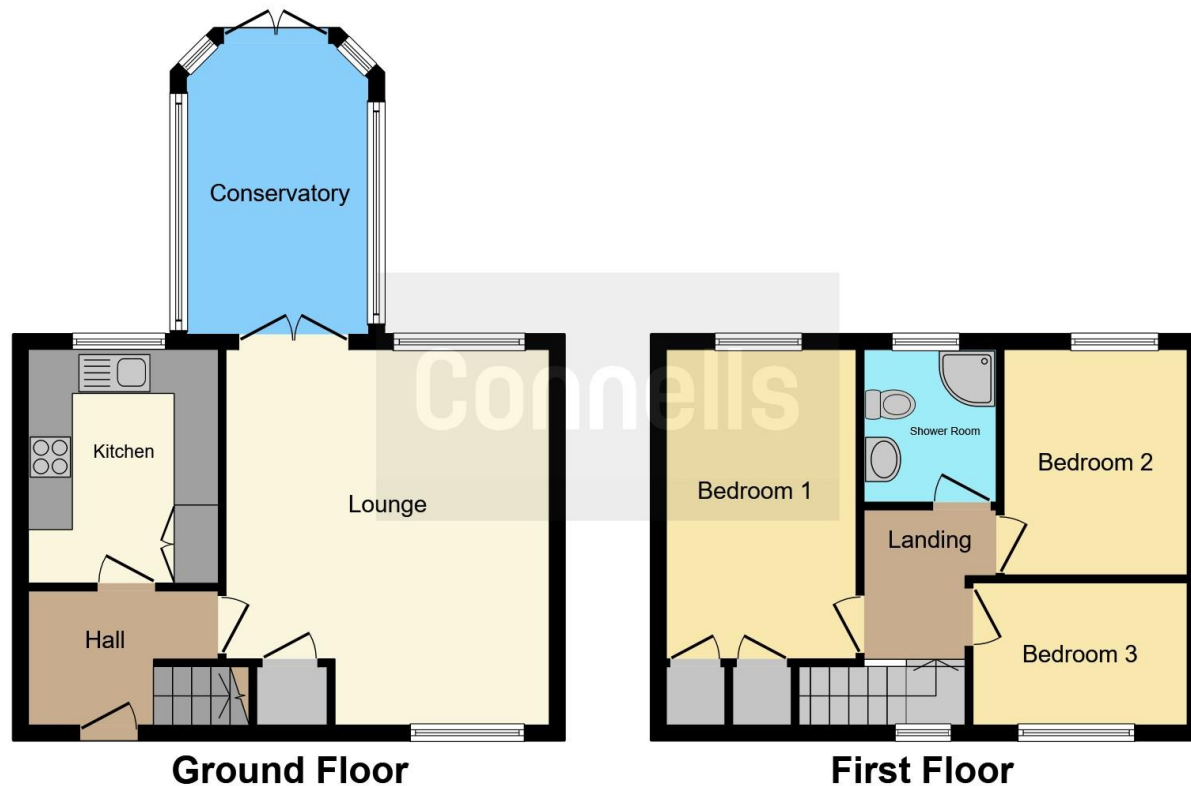
Parking

Driveway parking for 1 car in addition to the garage.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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