



Connells

Old Farm Way
Crossways Dorchester



Property Description

Situated in the ever-popular village of Crossways lies this three bedroom family home. This recently decorated property comprises of three generous bedrooms and a family shower room which could be reverted to a bathroom on the first floor. The ground floor boasts an entrance porch ideal for coats and shoes, spacious and dual aspect lounge-diner as well as a modern fitted kitchen. To the front of the home there is a gravel driveway and to the rear a useful west-facing low-maintenance garden. There is the added bonus of a garage in a block.

Ground Floor

Entrance Porch

Double glazed front door leads into the entrance porch with a cupboard and a single glazed door leading into the lounge.

Lounge / Dining Room

24' 6" x 16' 3" (7.47m x 4.95m)

A single glazed door leads from the entrance porch into the lounge/ dining room. With a double glazed window to the front aspect and a pair of double glazed patio doors to the rear, two radiators, a television aerial socket, a telephone point, a gas fireplace, an understairs cupboard and stairs leading up to the first floor.

Kitchen

6' 5" x 9' 8" (1.96m x 2.95m)

A door leads from the lounge to the fitted kitchen with a range of wall and base units with worksurfaces over, a sink and drainer, an electric oven and hob with a cookerhood over, plumbing for a washing machine, space for a fridge freezer and a double glazed window to the rear aspect.

First Floor

First Floor Landing

Stairs lead up from the ground floor to the first floor landing, with a radiator, doors leading to the bathroom, the airing cupboard, bedrooms 1, 2 and 3 and with access to a part boarded loft with a light via a loft ladder,

Bedroom 1

12' 8" x 9' 5" (3.86m x 2.87m)

A door leads from the first floor landing into bedroom 1, with a radiator, a double glazed window to the front aspect and space for wardrobes.

Bedroom 2

11' 5" x 9' 3" (3.48m x 2.82m)

A door leads from the first floor landing into bedroom 2, with a radiator, a double glazed window to the rear aspect and space for wardrobes.

Bedroom 3

6' 5" x 7' 1" (1.96m x 2.16m)

A door leads from the first floor landing into bedroom 3, with a radiator and a double glazed window to the front aspect.

Wet Room

A door leads from the first floor landing into the part tiled wet room, with a WC, a wash hand basin, a shower, a radiator and a double glazed window to the rear aspect.

Outside Space

Front Driveway

The front driveway is mainly laid to gravel and paving, with parking for 1 or 2 cars and with a mature shrub border on the right hand side.

Rear Garden

Double glazed patio doors lead from the lounge / dining room onto the rear garden, laid to an astro lawn, with gravel and paving providing plenty of space for pots and alfresco dining. The rear garden also benefits from an external tap.

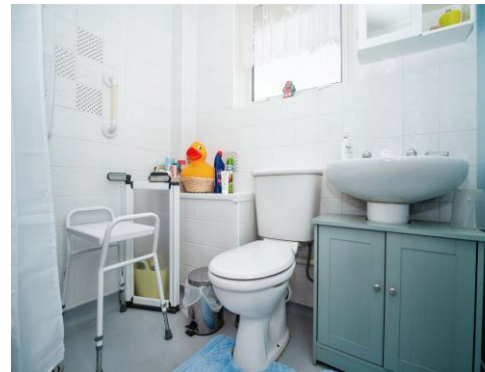
Garage

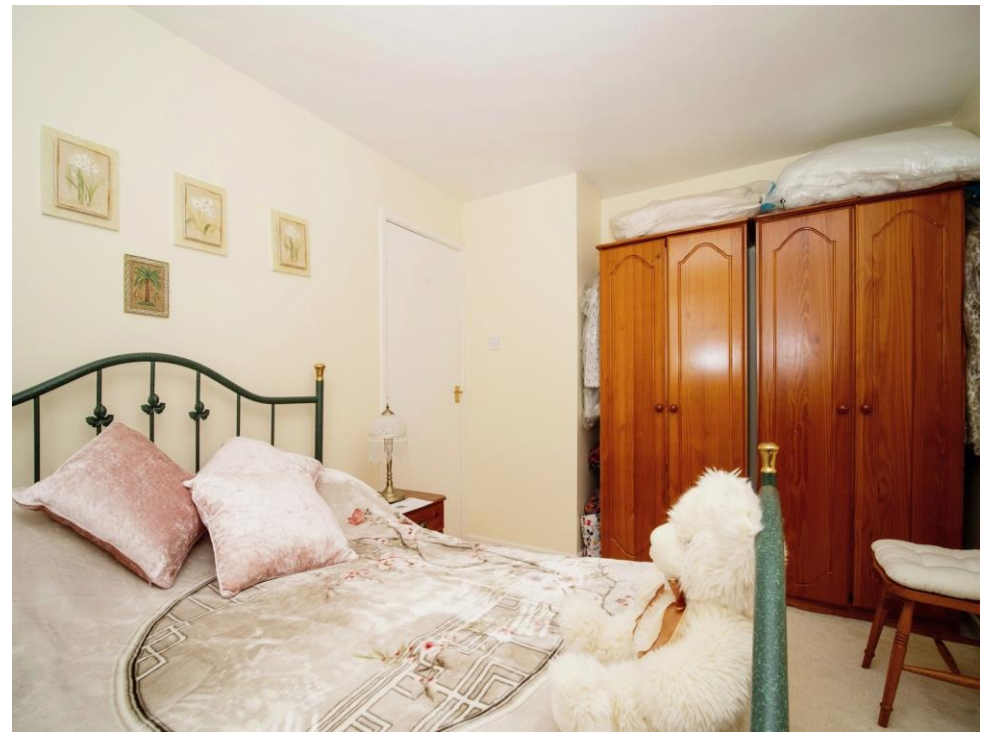
8' 7" x 15' 8" (2.62m x 4.78m)

The property benefits from a single garage with an up and over garage door in a block, with the additional benefit of a space in front of the garage in which to also park.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.









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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EPC Rating: Awaited

Tenure: Freehold

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Property Ref: DCH308862 - 0007