



Connells

Woodsford Road  
Crossways Dorchester





### Property Description

With No Onward Chain and situated in the ever-popular village of Crossways lies this well-presented three bedroom detached bungalow. The property was built in 2001 and has been maintained well by the properties only owners. Comprising three generous bedrooms (the principal of which includes en-suite), a dual-aspect lounge, family bathroom, kitchen and dining room/conservatory. The property further benefits from an enclosed rear garden, driveway parking and garage.

### Ground Floor

#### Entrance Porch

A double glazed front door leads into the entrance porch with a double glazed window to the side aspect and a door leading to the entrance hall.

#### Entrance Hall

A door leads from the entrance porch into the hallway with a radiator, access to the loft, a storage cupboard and doors to the lounge, the kitchen, the bathroom and bedrooms 1, 2 and 3.

#### Lounge

16' x 12' 11" ( 4.88m x 3.94m )

A door leads from the hallway into the lounge with double glazed windows to the side aspect, a radiator, a telephone point, a television aerial socket, an electric fireplace with a gas fitting and french doors that lead into the conservatory.

#### Kitchen

9' 7" x 8' 9" ( 2.92m x 2.67m )

A door leads from the hallway into the fitted kitchen with a range of wall and base units, a double glazed window to the rear aspect, a stainless steel sink and drainer, an electric oven and a gas hob with a cookerhood over, a fridge freezer, a washing machine, a dishwasher, the central heating boiler, a radiator and a door leading into the conservatory.

#### Conservatory

19' 10" x 9' ( 6.05m x 2.74m )

French doors from the lounge and a door from the kitchen lead into the conservatory, an additional which is of UPVC construction, also benefiting from 2 radiators and triple aspect double glazed windows.



### Bedroom 1

14' 10" x 12' 11" ( 4.52m x 3.94m )

A door leads from the hallway into bedroom 1 with a double glazed bay window to the front aspect, a radiator, a television aerial socket, a pair of fitted wardrobes and a door leading to the ensuite bathroom.

### En Suite

A door leads from bedroom 1 to the part tiled ensuite 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 side aspect.

### Bedroom 2

11' 7" x 10' 3" ( 3.53m x 3.12m )

A door leads from the hallway to bedroom 2 with a double glazed window to the rear aspect, a radiator and fitted wardrobes with a pair of doors.

### Bedroom 3

9' 3" x 7' 1" ( 2.82m x 2.16m )

A door leads from the hallway to bedroom 3 with a double glazed window to the front aspect, a radiator and a fitted desk and cupboard.

### Bathroom

A door leads from the hallway to a part tiled bathroom with a WC, a wash hand basin, a shower cubicle, a radiator and an extractor fan.

### Outside Space

#### Rear Garden

A door leads from the conservatory to the rear garden laid with an astro lawn through which a natural lawn is growing, a water feature. a patio which allows for al fresco dining, beds and borders of flowers and mature shrubs, a shed for storage is tucked away and there is the additional benefit of a side access gate.

#### Garage / Driveway

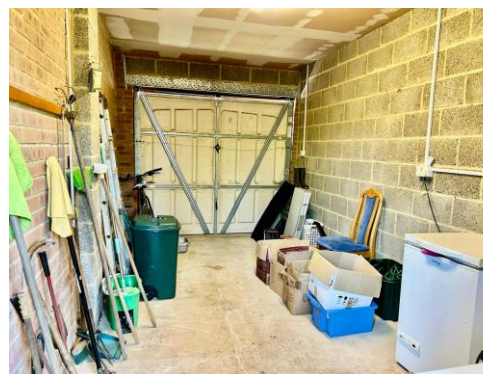
17' 10" x 8' 9" ( 5.44m x 2.67m )

A driveway leads to the single garage with an up and over garage door with power, light and space for an additional car in front.

#### Utility

3' 8" x 8' 10" ( 1.12m x 2.69m )

To the rear of the garage, accessed from the garden or from the rear of the garage is a utility space with windows to the side and rear aspects.















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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01305 266 755**  
**E [Dorchester@connells.co.uk](mailto:Dorchester@connells.co.uk)**

3 High West Street  
 DORCHESTER DT1 1UH

**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/DCH307159](http://connells.co.uk/Property/DCH307159)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: DCH307159 - 0009