



**Connells**

Binghams Road  
Crossways Dorchester

Binghams Road  
Crossways Dorchester DT2 8BW

for sale offers in the region of  
**£435,000**



### Property Description

Situated in the ever-popular village of Crossways lies this beautiful link-detached bungalow. The village of Crossways boasts amenities including shops, first school and easy transport links including its proximity of circa 1 mile from Moreton Train Station which is on the Weymouth-London Waterloo line. The property itself has been maintained to a good standard and comprises; two double bedrooms, loft room, shower room, spacious lounge, kitchen-diner and sun room opening to gardens. To the rear the property enjoys a substantial garden which has been landscaped pristinely and incorporates various seating areas, pond, outbuildings with power, summerhouse, vegetable beds, fruit trees and an outdoor model railway. There is the added bonus of ample driveway parking and a garage. This rare opportunity to purchase a property with such a phenomenal plot is not to be missed and which has the potential to extend subject to planning permissions.

### Entrance Hall

A double glazed door to the front aspect leads into the entrance hall with two storage cupboards, a telephone point, access via a ladder to the loft room and with doors leading to the lounge, the kitchen, the bathroom and to bedrooms 1 and 2.

### Lounge

15' 11" x 11' 5" plus bay ( 4.85m x 3.48m plus bay )

A door leads from the entrance hall into the lounge with dual aspect double glazed windows to the front and side aspects, two radiators, a television aerial socket, a telephone point, a fireplace and a door leading into the kitchen.

### Kitchen / Dining Room

14' 10" x 11' 5" ( 4.52m x 3.48m )

Doors lead from the entrance hall and the lounge into the fitted kitchen with a range of wall and base units with worksurfaces over, a 1 1/2 bowl composite sink and drainer, an electric oven and a gas hob with a cookerhood over, plumbing for a washing machine, an integrated dishwasher, space for a fridge freezer, a radiator, the gas combi boiler and dual aspect double glazed windows to the rear and side aspects. There is ample space for a table and chairs and a door leads into the conservatory.

### Conservatory

12' 3" x 10' ( 3.73m x 3.05m )

A door leads from the kitchen into the bright and airy conservatory with windows on all sides and a pair of french doors leading out onto the garden.



## Bedroom 1

11' 4" x 12' 4" ( 3.45m x 3.76m )

A door leads from the entrance hall into bedroom 1 with a radiator and a double glazed window to the front aspect.

## Bedroom 2

11' 4" x 9' 5" ( 3.45m x 2.87m )

A door from the entrance hall leads into the bedroom 2 with a radiator and a double glazed window to the rear aspect.

## Bathroom

A door leads from the entrance hall into the fully tiled bathroom with a WC, a wash hand basin, a bath with a shower above, a radiator, a shaver point, an extractor fan, a storage cupboard and a double glazed window to the rear aspect.

## Loft Room

24' 11" x 10' 10" ( 7.59m x 3.30m )

The loft room, accessed via a ladder from the entrance hall, provides a versatile space with a double glazed skylight to the rear aspect.

## Outside Space

### Driveway

The driveway leads to the garage and the front door and is attractively block paved with borders of mature shrubs and provides parking for additional vehicles.

### Garage

16' 7" x 7' 5" ( 5.05m x 2.26m )

The driveway leads to the garage with an up and over garage door, power light and a rear access door that leads onto the rear garden.

### Rear Garden

A side access and doors from the conservatory and the garage lead onto this idyllic, substantial, rear garden which words cannot do justice to. A gardeners paradise that must be viewed to be fully appreciated and includes a patio with large areas of seating, a variety of trees and mixed plants, flower borders and raised vegetable beds. In addition you will find an outbuilding / workshop with power, a summerhouse, a greenhouse, a pond, a garden tool shed, a potting shed. a play house and an outdoor model railway.









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)

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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

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