



**Connells**

Old Farm Way  
Crossways Dorchester



### Property Description

Situated in the ever-popular village of Crossways lies this three/four bedroom family home. The village of Crossways benefits from shops, first school and easy transport links including proximity to Moreton Rail Station which is on the Weymouth-London Waterloo line. The property comprises three generous bedroom and family bathroom on the first floor. While the ground floor is home to spacious lounge, dining room, conservatory, kitchen, study/downstairs bedroom and WC. The property further boasts off-road parking, garage with power as well as well-maintained gardens both front and rear.

### Ground Floor

#### Entrance Porch

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

#### Lounge

16' 2" x 12' 4" ( 4.93m x 3.76m )

A door leads from the entrance porch into the lounge with dual aspect double glazed windows to the front and side, a radiator, a telephone point, a television aerial socket, an electric feature fireplace, a door which leads to the inner hallway and an archway that leads into the dining room.

#### Dining Room

8' 2" x 12' 4" ( 2.49m x 3.76m )

An archway from the lounge leads into the dining room with a double glazed window to the side and rear aspects and with a door leading into the conservatory.

#### Conservatory

8' 3" x 11' 9" ( 2.51m x 3.58m )

A door leads from the dining room into the conservatory with windows to all aspects and a double glazed door leading onto the rear garden.

#### Inner Hallway

A door from the lounge leads into the inner hallway with a radiator, a storage cupboard, stairs leading to the first floor and with doors leading into the kitchen and the study.

#### Study

9' 5" x 11' 7" ( 2.87m x 3.53m )

A door leads from the inner hallway into the study with a double glazed window to the front aspect and a radiator.



### Kitchen

11' 7" x 7' 8" ( 3.53m x 2.34m )

A door leads from the inner hallway into the fitted kitchen with a range of wall and base units with worksurfaces over, tiled splashbacks, a stainless steel sink and drainer, space for an electric oven and for a fridge freezer, plumbing for a washing machine and a dishwasher, a double glazed window to the rear aspect and a double glazed door leading to the rear garden.

### Cloakroom

A door leads from the entrance porch into the cloakroom with a WC, a wash hand basin and a double glazed window with privacy glass to the side aspect.

### First Floor

#### First Floor Landing

Stairs lead up from the first floor to the first floor landing with a double glazed window to the side aspect, access to a boarded loft with a light and a loft ladder, an airing cupboard housing the boiler, water tank and shelving and with doors leading to the bathroom and the three first floor bedrooms.

### Bedroom 1

16' 2" x 12' 4" ( 4.93m x 3.76m )

A door leads from the first floor landing into bedroom 1 with dual aspect double glazed windows to the front and side aspects, a radiator and a television aerial socket.

### Bedroom 2

11' 7" x 9' 4" ( 3.53m x 2.84m )

A door leads from the first floor landing into bedroom 2 with a double glazed window to the front aspect, built in wardrobes and a radiator.

### Bedroom 3

12' 4" x 7' 9" ( 3.76m x 2.36m )

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

### Bathroom

A door leads from the first floor landing into the fully tiled bathroom with a WC, a wash hand basin, a bath with mixer taps, a shower cubicle with a power shower, a heated towel rail, an extractor fan, a shaver point in the mirror and a double glazed window with privacy glass to the rear aspect.

### Outside Space

#### Front Garden

The front garden is laid to lawn with mature shrub borders, a path leads to the front door and to the side access and a concrete driveway leads to the garage.

#### Rear Garden

Doors lead from the conservatory, the kitchen and the rear of the garage onto the rear garden which is laid to lawn, with mature shrub borders, a patio with ample space for seating, a greenhouse, a storage shed, a wooden shed and side access leading to the front of the property.

### Garage

20' x 9' 1" ( 6.10m x 2.77m )

A concrete driveway leads to the garage with an up and over garage door to the front, a wooden single glazed door to the rear, with power, light and a double glazed window to the side aspect.















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: C Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/DCH309358](http://connells.co.uk/Property/DCH309358)**



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: DCH309358 - 0003