



**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 widow 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

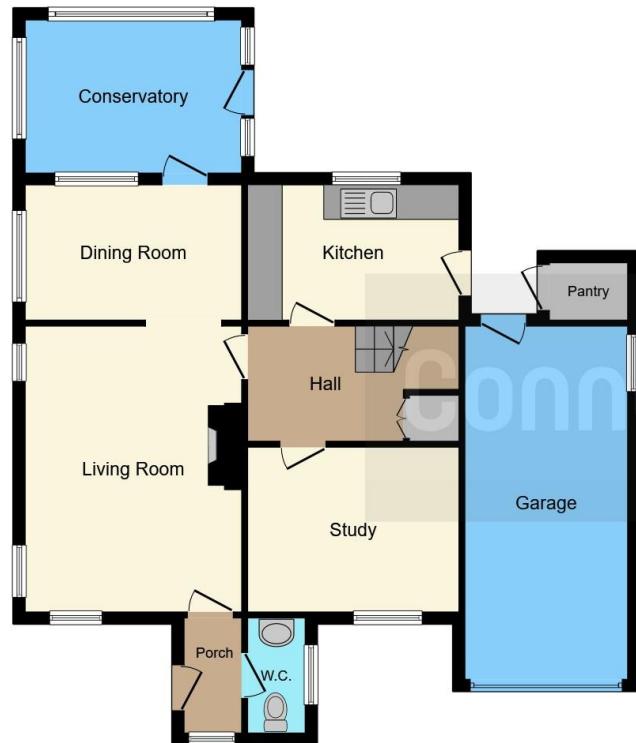
20' x 9' 1" ( 6.10m x 2.77m )

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.









**Ground Floor**



**First Floor**

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EPC Rating: C    Council Tax  
Band: D

Tenure: Freehold

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