



Hope Close  
Crossways Dorchester

Connells

## Property Description

Situated in the ever-popular village of Crossways lies this three bedroom family home. The village of Crossways boasts amenities including bus links, shops, first school and easy access to Moreton train station (0.5 miles) which is on the London Waterloo line. The property has been refurbished and maintained to a high standard with three generous bedrooms and family bathroom on the first floor. The ground floor has been extended to give two large receptions, kitchen-diner and WC. There is an enclosed rear garden and access to resident's parking.

### Ground Floor

#### Entrance Porch

The front door leads into the entrance porch with dual aspect double glazed windows and a door leading into the entrance hall.

#### Entrance Hall

A door leads from the entrance porch into the entrance hall with a storage cupboard, stairs to the first floor and doors leading to the lounge, the cloakroom and a pair of doors leading into the kitchen and a double glazed door to the rear aspect leading out onto the garden.

#### Lounge

14' 10" x 13' 6" ( 4.52m x 4.11m )

A door leads from the entrance hall into the lounge with a double glazed bay window to the front aspect, a wall mounted radiator, power points, a telephone point and a door leading to the 2nd reception room / ground floor bedroom.

#### 2nd Reception Room / Bedroom

19' 6" max x 14' 10" ( 5.94m max x 4.52m )

A door leads from the lounge into the carpeted 2nd reception room / bedroom with power points, a television aerial socket, a double glazed window to the side aspect and underfloor heating.

#### Kitchen

13' 5" x 11' 6" ( 4.09m x 3.51m )

A pair of doors lead from the entrance hall into the fully fitted kitchen with a range of high gloss wall and base units with worksurfaces over, an inset resin sink and drainer, power points, a gas hob and a double electric oven with a cookerhood over and a double glazed window to the rear aspect.



## Cloakroom

A door leads from the entrance hall into the cloakroom with a WC, a wash hand basin, a wall mounted radiator 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 access to the loft and doors to the bathroom and all three bedrooms.

### Bedroom 1

13' 6" x 11' 6" ( 4.11m x 3.51m )

A door leads from the first floor landing into the carpeted bedroom 1 with a double glazed window to the rear aspect, a radiator and power points.

### Bedroom 2

11' 10" x 11' 6" ( 3.61m x 3.51m )

A door leads from the first floor landing into the carpeted bedroom 2 with a double glazed window to the front aspect, a radiator and power points.

### Bedroom 3

14' 9" x 7' 2" ( 4.50m x 2.18m )

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

## Bathroom

A door leads from the first floor landing into the bathroom with a WC, a wash hand basin, a bath with a shower over and a double glazed window to the rear aspect.

## Outside Space

### Front Garden

The low maintenance front garden comprises of a path leading to the front door, a variety of flower beds, planting and decorative stone borders.

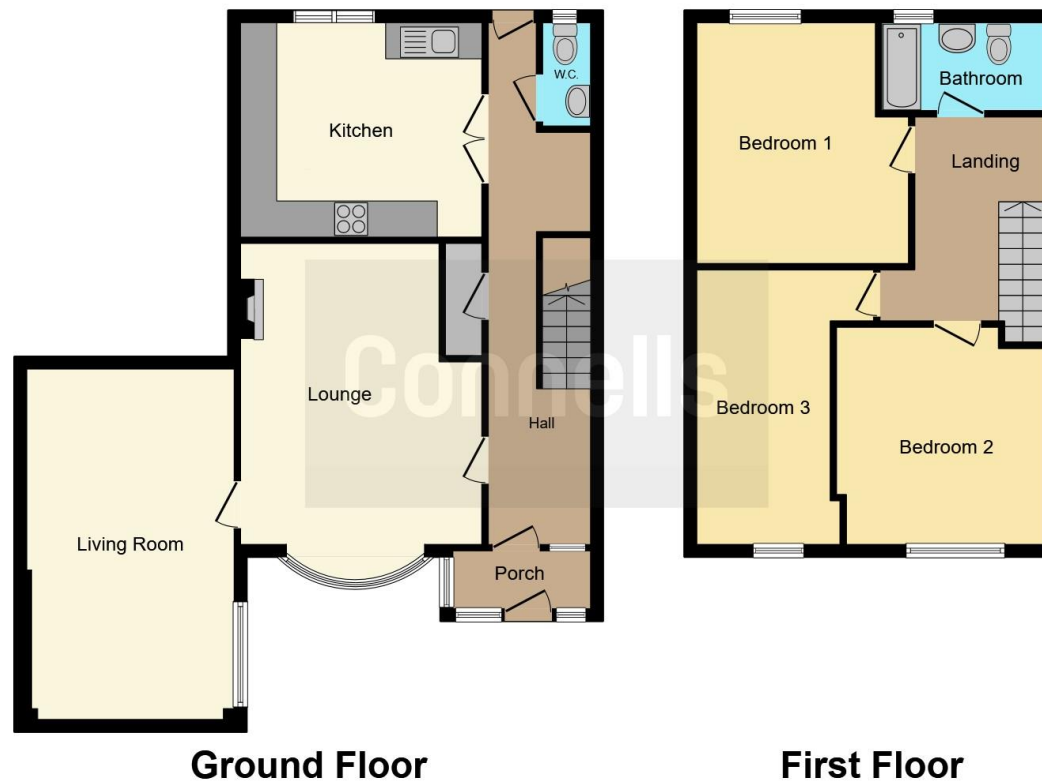
### Rear Garden

A pair of double glazed doors lead from the kitchen onto the westerly facing rear garden which is enclosed by a wall and laid with a decking providing ample space for al fresco dining with a table and chairs. There is a lawn, a hardstanding for a shed and a gated pedestrian side access.









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: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/DCH309425](http://connells.co.uk/Property/DCH309425)**



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: DCH309425 - 0008