



**DIRECT**  **MOVES**



## **Warmwell Road** Crossways, Dorchester DT2 8BS

- Detached three bedroom bungalow
- Generous driveway with garage
- Built in 2016 with NHBC warranty
  - Private gated access.
- Unique bespoke dwelling
- Highly desirable quiet location
- Solar thermal energy panels providing hot water
- Countryside walks and nearby woodland

**£575,000 Freehold**







### Front of Property

Gated access into outstanding plot with large block paved driveway providing parking for multiple vehicle's, sizeable patio area to the front of the property perfect for outdoor seating with rose pergola creating a calm and peaceful environment, external lighting, fully fence enclosed with mature shrubbery, decking area to the front of the lounge surrounded by flower beds and woodland area.

### Front Entrance

Entrance via wooden front door leading to:

### Kitchen /Diner

13'2" x 42'0"

Front aspect room with dual aspect double glazed windows, high ceiling with four double glazed Velux windows, log burner, doors leading to all rooms.



### Kitchen:

Range of eye and base level units with work surfaces over, double eye level oven, space for fridge/freezer, integrated sink with mixer tap, integrated 5 ring electric hob, wine rack, large larder cupboard.

### Utility room

Rear aspect room with double glazed door leading to the rear garden, base level units with work surfaces over, space for white goods.

### Lounge

11'10" x 22'0"

Front aspect room with double glazed doors leading to decking area, side aspect double glazed window, large fireplace with log burner.

### Bedroom One

11'2" x 14'1"

Side aspect room with double glazed window overlooking garden and pond area, door leading to:

### Ensuite Shower Room

Side aspect room with double glazed obscured window, wet room shower with glass screen, low level WC, hand wash basin, heated towel rail, fully tiled throughout.

### Bedroom Two

10'10" x 12'10"

Side aspect room with double glazed window overlooking garden area.

### Bedroom Three

10'2" x 11'10"

Rear aspect room with double glazed window overlooking rear garden area.

### Office

5'11" x 7'3"

Rear aspect room with double glazed window, door leading from the Kitchen/Diner.

### Shower Room

Rear aspect room with double glazed obscured window, wet room with glass screen and overhead shower, low level WC, heated towel rail, hand wash basin, fully tiled throughout.

### Garage

Up and Over door, external lighting to the front, lockable side aspect door leading from garden, power and lighting.

### Side of Property

Fully fence enclosed surrounded by woodland area, and flower beds/vegetable patches, pond area, patio path leading to garage and through to rear garden and summerhouse.

### Rear Garden

Fully fence enclosed, mostly laid to lawn with flower beds, storage area for logs and with shed space, decking area to the front of the summerhouse with outdoor lighting.

### Summerhouse

Situated to the rear of the property, fully insulated with power and lighting, external lighting with decking area to the front, an ideal office space/study, currently used as gymnasium





Local Authority  
Council Tax Band **E**  
EPC Rating **D**

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.  
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