



Brewer Walk, Crossways, Dorchester, Dorset

A well presented 3 bedroom semi-detached house with a modern kitchen, garage and parking.

Offers In Excess Of

£300,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

9 Brewer Walk, Crossways, Dorchester, Dorset, DT2 8WN

- 3 Bedrooms
- Modern fitted kitchen
 - Modern bathroom
 - Garage
- Good decorative order
- Downstairs cloakroom

Viewing strictly by appointment
Symonds & Sampson
01305 261008





The Property

A modern three bedroom semi detached house which is light and bright throughout and has been updated with a modern kitchen and stylish bathroom.

The property is well presented and the layout flows from the entrance hallway. There is a front to back, dual aspect, sitting room with a chimney breast, decorative fireplace, electric fire, TV point and French doors leading out to the private and enclosed rear garden.

The kitchen / breakfast room is fitted with cream cupboards and drawers, ample work surfaces with tiled splash backs and integrated appliances including electric hob, electric oven and microwave. There is a new gas boiler, space and plumbing for a washing machine as well as space for an American style fridge/freezer. Completing this room is a raised breakfast bar, handy under stairs cupboard and additional rear access.

Upstairs on the landing is a linen cupboard and loft hatch

with ladder into a part boarded loft. There are three bedrooms, all are a nice size, with space for bedroom furniture. The bathroom has a modern white suite with a shower over the bath.

The property benefits from a downstairs cloakroom, gas central heating, UPVC double glazing and a garage with parking in front.

Outside

The rear garden is full enclosed with closeboard fencing, easy-to-maintain and laid to paving slabs with some gravelled borders. There is a gate at the rear of the garden and space at the side of the house to accommodate a garden shed.

Situation

Crossways village is about six miles to the east of the county town of Dorchester. Local facilities include a parish church, a primary school, a library and a doctor's surgery. There is a local Co-Op and store/post office as well as a

regular bus service.

Dorchester has an excellent range of facilities including the County Hospital and two railway stations to London Waterloo and Bristol Temple Meads. The closest station to Crossways being Moreton, is approximately one mile.

Within the area is Warmwell Leisure Centre which offers a variety of leisure facilities as well as providing a heated swimming pool.

South Dorset is renowned for its variety of sporting and leisure pursuits including walking, riding and golf at The Dorset Golf and Country Club and Came Down golf clubs.

Along the Heritage Coastline, sailing and water sport facilities can be found in Weymouth and Portland.

Services

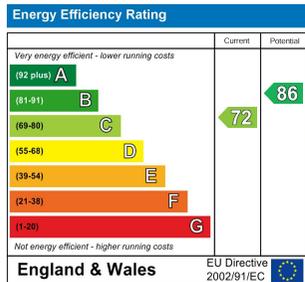
Main gas, electric, water and drainage.

Broadband - Superfast speed available
 Mobile - It is reported that you are likely to have network coverage on selected providers for both indoors and outdoors
 (<https://www.ofcom.org.uk>)

Local Authority
 Dorset Council
 01305 251010 and www.dorsetcouncil.gov.uk

Council Tax Band: C
 EPC: C

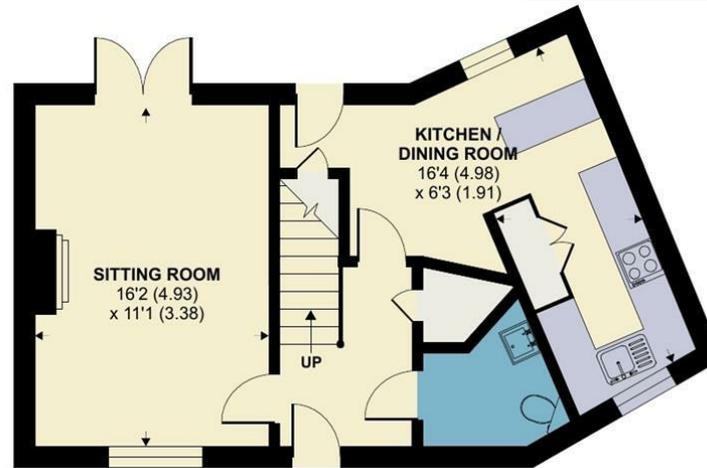
Directions
 Take the A352 from Dorchester towards Broadmayne. On the second roundabout, take the first exit signposted West Stafford and Crossways. Follow this road until you reach the T junction, turn left heading under the bridge and follow the road over the railway and several dips in the road. You will then come into the village of Crossway take the first left onto Frome Valley Road and drive to the bottom and bare right onto School Drive the property is a short distance along on the right. Use What3words to find your destination - deck.wand.boarded



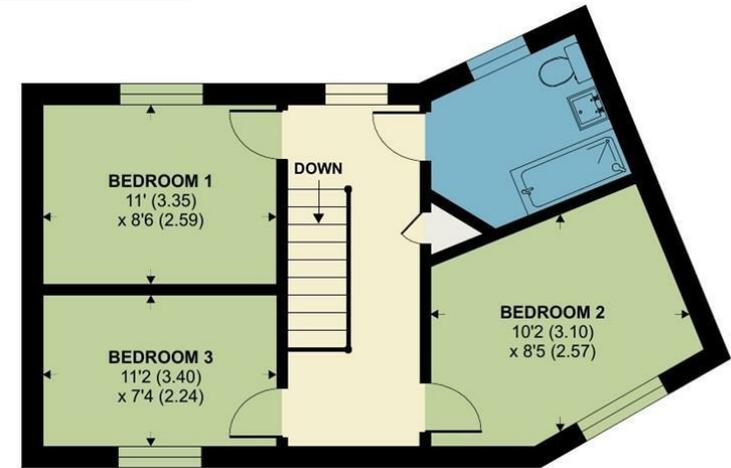
Dorchester/SXP/22.04.24/REV

Brewer Walk, Dorchester

Approximate Area = 956 sq ft / 88.8 sq m
 Garage = 168 sq ft / 15.6 sq m
 Total = 1145 sq ft / 104.4 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Symonds & Sampson. REF: 1111914



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