



Clyffe View
Crossways



This well-presented end of terrace, family home, situated in the popular village of Crossways, offers favourable accommodation including a generous sitting/dining room, kitchen, conservatory, three bedrooms and family bathroom. Externally, the property enjoys an enclosed rear garden, attached garage and store. EPC rating D.

The property is situated within the village of Crossways, located on the outskirts of Dorchester. Crossways offers a convenience store and village first school and is in the catchment area for Dorchester's Thomas Hardy Upper School. There is plentiful nearby countryside, stunning landscapes and natural beauty. The neighbouring village of Moreton is famous for its beautiful church, St Nicholas, and offers Frampton Arms Pub, Moreton Tea Rooms and The Walled Garden.

The County town of Dorchester is steeped in history and enjoys some of the county's most noted period architecture, all set amongst a beautiful rural countryside. Dorchester offers shopping and social facilities including a cinema, museums, history centre, leisure centre, Borough Gardens and a choice of many excellent public houses and restaurants. Both Crossways and Dorchester boast train links to London Waterloo and Bristol Temple Meads and regular bus routes to adjoining towns.



A front door opens through to a small porch area providing an ideal space to decant outdoor clothing and footwear. An internal door leads to the sitting/dining room.

The sitting/dining room offers ample space for a dining table and chairs and lounge furniture.

The kitchen is fitted with a range of wall and base level units with worksurfaces over and tiled splashback. There is a four-ring electric hob, electric oven and stainless-steel sink and drainer with mixer tap. The room is finished with tile-effect flooring throughout.

The conservatory offers versatility to this home and is accessed via a set of sliding doors from the sitting/dining room. The room offers views over the rear garden and a door provides direct access.



A set of stairs rise to the first floor where the bedrooms and family bathroom are situated.

There are three bedrooms at the property, two are double in size and one is a front aspect single room. All rooms benefit from either a front or rear aspect window allowing plentiful natural light to enter the rooms.

The family bathroom is fitted with a white suite comprising of a panel enclosed bath, WC and wash hand basin. The room is finished with fully tiled walls.

Externally, there is a good-size, fully enclosed rear garden with a raised area of lawn. Abutting the property is a patio area ideal for outdoor furniture and a path leads down the side of the property to a gate giving front/rear access. There is an attached garage which has been partitioned off to create a separate utility room housing the combi boiler and providing space for further appliances. A driveway offers off-road parking.

GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.

1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.

Room Dimensions:

Sitting/Dining Room	6.76m x 4.60m (22'02" x 15'01") max
Kitchen	2.64m x 2.08m (8'08" x 6'10")
Conservatory	2.34m x 1.93m (7'08" x 6'04")
Bedroom One	3.96m x 2.62m (13'00" x 8'07")
Bedroom Two	2.77m x 2.62m (9'01" x 8'07")
Bedroom Three	2.87m x 1.91m (9'05" x 6'03")
Family Bathroom	1.88m x 1.68m (6'02" x 5'06")
Garage	2.82m x 2.62m (9'03" x 8'07")
Utility Room	2.62m x 2.29m (8'07" x 7'06")

Services:

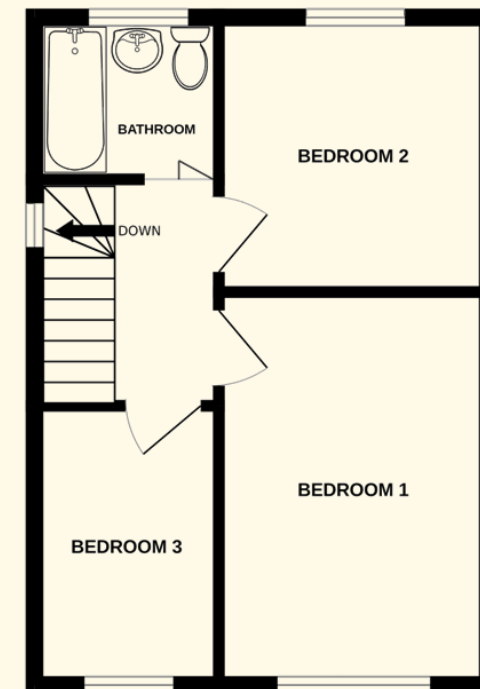
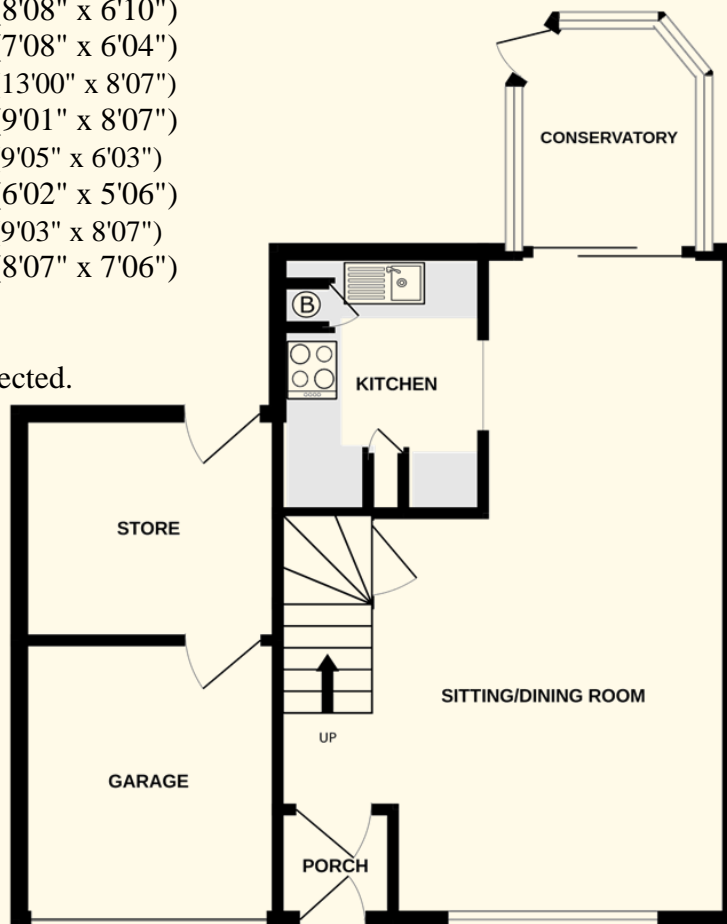
Mains electricity, water and drainage are connected.
Gas fired central heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970.

We are advised that the council tax band is C.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 operability or efficiency can be given.
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