



School Drive
Crossways



This detached and well-presented family home is offered with accommodation comprising of a sitting room, kitchen, dining room, ground floor WC, three bedrooms, en-suite facilities and family bathroom. Externally the property provides a rear garden with a southerly aspect, single garage and allocated parking space. EPC rating D.

The property is situated within the popular expanding village of Crossways, located on the outskirts of Dorchester. Crossways offers a good village school that is in the catchment area for Dorchester's Thomas Hardy Upper School. Nearby 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 a plethora of shopping and social facilities including a cinema, 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.



Entrance to the property leads through to the hallway where access to all ground floor rooms including the ground floor WC is provided and access to an under-stair storage cupboard is also offered. Wood effect flooring flows from the hallway in to both reception rooms.

The light and airy, triple aspect sitting room features a central gas fire place with wooden surround and mantle. There are windows to the front and side and a set of French doors providing direct access to the garden. A dining room provides further living accommodation and gains natural light from a front aspect window.

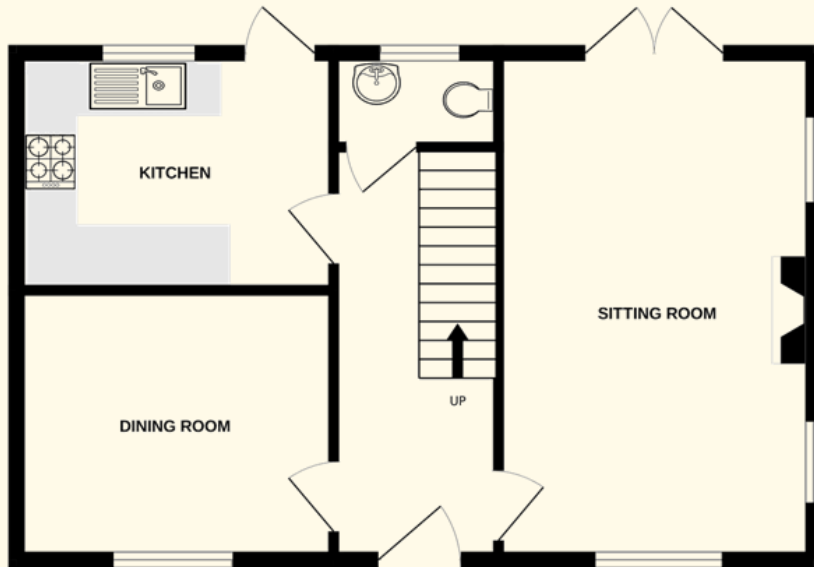
The kitchen is presented in neutral tones with tiled back splash and tiled flooring. The room is fitted with a range of wall and base level units with integral appliances including a double oven and four-ring gas hob, further space is provided for additional appliances. A part glazed door offers further access to the garden.

Stairs rise to the first floor where a spacious landing provides access to three double bedrooms and houses the airing cupboard. All rooms gain natural light from either a front or rear aspect window. The principal bedroom benefits from en-suite facilities with a shower cubicle, WC and wash basin.

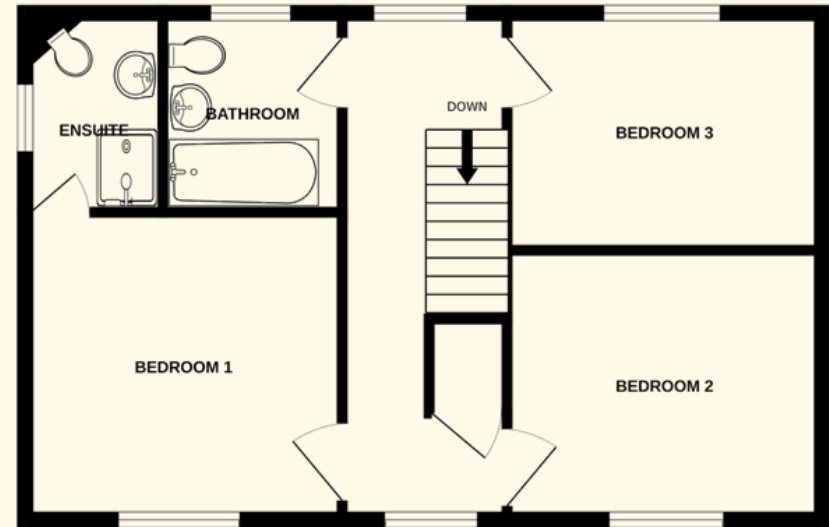
The family bathroom is fitted with a suite comprising of a panel enclosed bath, wash hand basin and WC.

Externally, the property benefits from a south facing rear garden with gated access. The garden is mainly laid out paving slabs with a selection of mature plants and trees. A pedestrian door from the garden leads to the single garage with light, power and electric up and over door. A gate leads to the allocated parking space, situated within a shared courtyard.

GROUND FLOOR
513 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



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 D.

TOTAL FLOOR AREA : 1030 sq.ft. (95.7 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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Room Dimensions:

Sitting Room	5.54m x 3.43m (18'02" x 11'03")
Kitchen	2.95m x 3.45m (9'08" x 11'04")
Dining Room	2.46m x 3.45m (8'01" x 11'04")
Bedroom One	3.35m x 3.45m (11'00" x 11'04")
Bedroom Two	2.87m x 3.48m (9'05" x 11'05")
Bedroom Three	2.57m x 3.48m (8'05" x 11'05")

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.