



Binghams Road  
Crossways



This tastefully renovated, detached home is situated within a quiet area, in the village of Crossways and benefits from good-size accommodation comprising an open-plan kitchen and living area, three double bedrooms with an en-suite to the main bedroom and bathroom. Externally, the property enjoys a south-westerly facing garden, integral garage and driveway providing off-road parking. EPC rating C.

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 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 driveway with a beautiful front garden to the side, leads to the property, with a glazed entrance door taking you through to the bright and airy open-plan kitchen and living area. The kitchen area is fitted with a range of predominantly base level units with a navy-blue finish and wood-effect flooring flowing throughout the room and into the hallway. Integral appliances include an eye-level double oven, four-ring electric hob with extractor hood over, fridge-freezer and dishwasher. Sliding doors provide direct access to the rear garden and there is ample room for living furniture.

All three bedrooms at the property are double in size and offer either a front or rear aspect window allowing plentiful natural light to enter the rooms. Bedroom one additionally offers an en-suite shower room, furnished with a walk-in shower cubicle with waterfall shower head, WC and wash hand basin with vanity storage below. The suite is finished with tiled flooring and walls.



The modern bathroom is fitted with a suite consisting of a L-shaped bath with part shower screen, shower attachment and waterfall shower head, WC, heated towel rail and wall hung vanity unit with storage below. There is space and plumbing for a washing machine.

To the rear, there is a south-westerly facing, mainly lawned garden with a variety of plants and shrubs. The front also enjoys a lawned garden with a driveway to the side. The garage has been converted to allow expansion of the living accommodation. There is light, power and the garage also houses the central heating boiler.

**Flood Risk:**

Surface water – low risk.

Rivers and the sea – low risk.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

**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

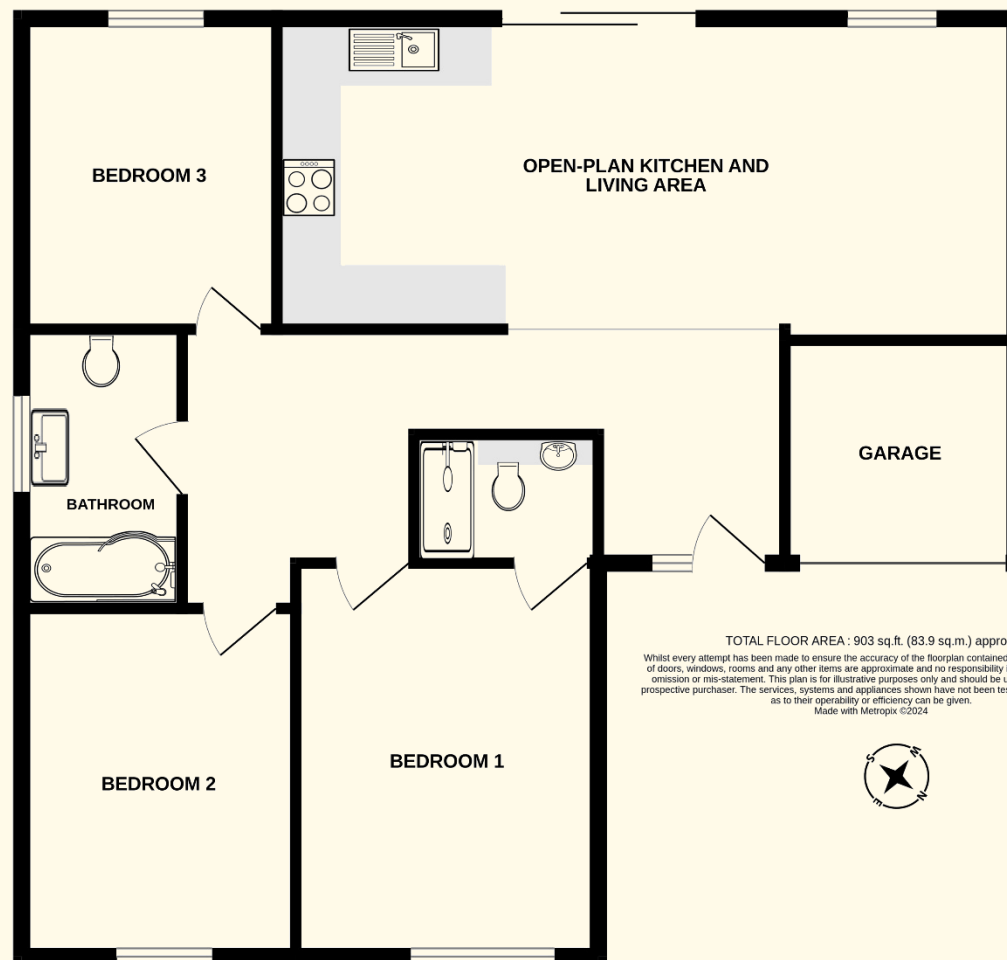
We are advised that the council tax band is D.

**Room Dimensions:**

Open-Plan Kitchen and Living Area	7.72m x 3.43m (25'04" x 11'03") max
Bedroom One	4.11m x 3.18m (13'06" x 10'05")
En-Suite	1.93m x 1.35m (6'04" x 4'05")
Bedroom Two	3.58m x 2.87m (11'09" x 9'05")
Bedroom Three	3.25m x 2.67m (10'08" x 8'09")
Bathroom	3.07m x 1.68m (10'01" x 5'06")
Garage	2.44m x 2.34m (8'00" x 7'08")

**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.

**GROUND FLOOR**  
903 sq.ft. (83.9 sq.m.) approx.



TOTAL FLOOR AREA : 903 sq.ft. (83.9 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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