



School Drive
Crossways



This detached family home, situated within a quiet area, in the village of Crossways, offers accommodation comprising a spacious sitting/dining room, kitchen, study room, four bedrooms with an en-suite to the main, family bathroom. In addition, the property benefits from a car port, two allocated parking spaces and an enclosed southerly facing garden. 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.



Enter through the front door of the property into generous hallway which offers access to all ground floor rooms.

The modern sitting/dining room is a good-size room with ample light offering front and rear aspect windows. There are also a set of French doors provide access to the enclosed garden. The room is fully carpeted.

The kitchen area is fitted with a range of neutral wall and base level units with worksurfaces over. The room is finished with tiled walls and vinyl flooring. There is an integral Hotpoint eyelevel oven and grill with extractor fan, a four-ring gas hob and integrated Hotpoint dishwasher.

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

There are four double bedrooms at the property with the main bedroom benefitting from an en-suite. The suite is furnished with a shower cubicle, WC and wash hand basin with storage underneath.

The family bathroom is fitted with an enclosed bath, WC and wash hand basin. The room is finished with tiled flooring and part-tiled walls.

Externally, the property has a rear southerly facing garden which is part paved an area of lawn with rear access to the car port. Furthermore, there are two additional allocated parking spaces.

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

Flood Risk:

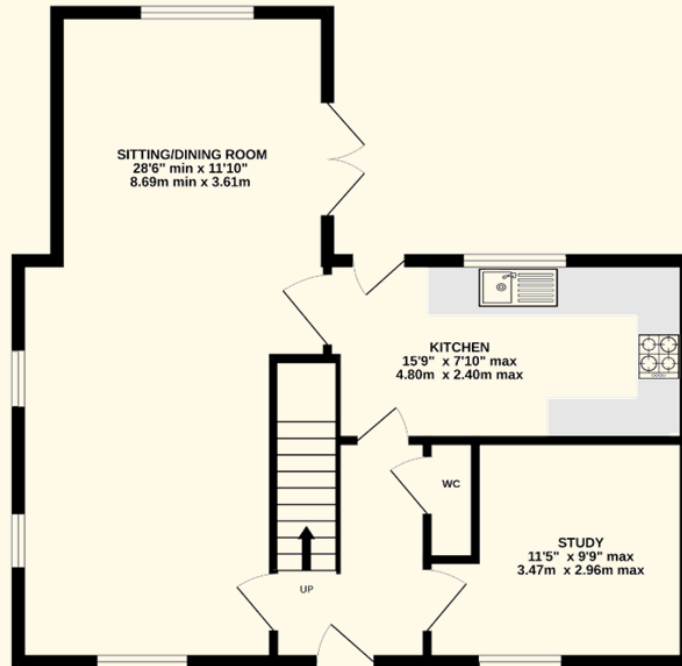
Surface water – Very low of flooding.

Rivers and the sea – Very low risk of flooding.

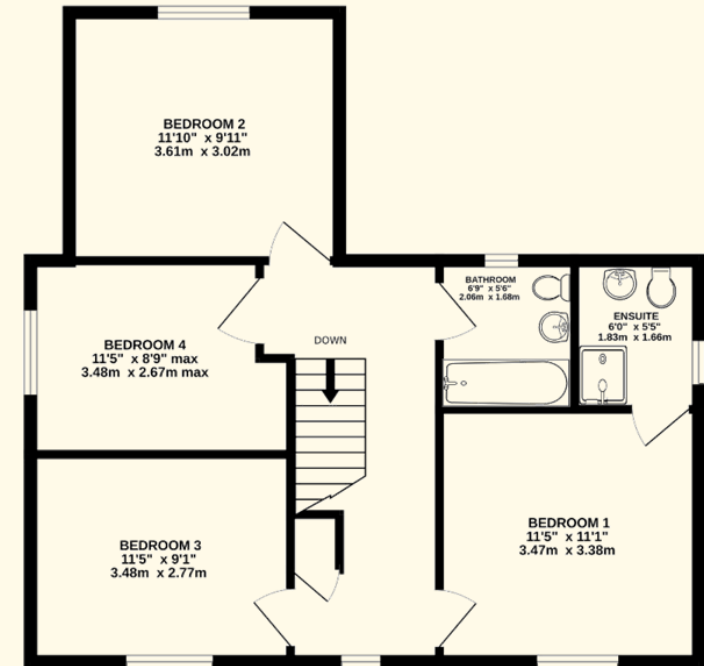
<https://check-long-term-flood-risk.service.gov.uk/risk#>

The council tax band is E.

GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 1291 sq.ft. (120.0 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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