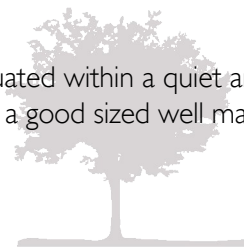




Yalbury Lane, Dorchester

OFFERED FOR SALE WITH NO ONWARD CHAIN is this family home situated within a quiet area in the village of Crossways. Accommodation includes three bedrooms, living room, kitchen, family bathroom and generous conservatory. Externally there is a good sized well maintained garden which has gated access to a single garage at the rear. EPC rating C.

Offers in excess of £275,000



Situation

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 Hardye 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.

Entrance

Enter via a part-glazed wooden door to the hallway which accesses the kitchen and living room and the stairs rising to the first floor. There is an under the stairs storage cupboard.

Accommodation

Living Room

The living room is a generous size and is benefitted from ample light with front aspect windows and rear aspect French doors leading to the conservatory. There is a wood burning fireplace enclosed in a brick mantle. The room is finished with wood effect laminate flooring which runs throughout the whole property and newly professionally painted walls both internally and externally.

Kitchen

The kitchen is well appointed with ample wall and base level units, integral NEFF oven and grill, four ring induction hob with extractor hood, mixer tap with drainer and tiled splashback. There is also a small serving hatch connected with the living room.

Bedroom One

Bedroom one is double in size and has front aspect views.

Bedroom Two

Bedroom two is double in size with rear aspect views and has an additional cupboard which houses the boiler.

Bedroom Three

Bedroom three has front aspect views and benefits from a storage cupboard.

Bathroom

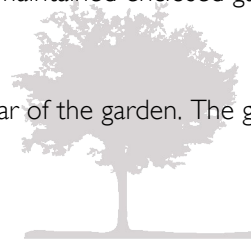
The family bathroom is comprised of a panel-enclosed bath with shower attachment, electric shower, WC and hand basin. The room is finished with tiled walls.

Conservatory

The living room accesses the conservatory which provides an outlook on the well-maintained enclosed garden. An area of decking leads to the garden mainly laid to lawn with an area of patio.

Garage

There is a single garage and parking which can be accessed through a gate at the rear of the garden. The garage benefits from lighting and electricity.



Agents Notes

The owners of nos. 33 & 31 have a right of access over the parcel of land to the front of the garage. Please note there is a current planning application nearby - P/NMA/2023/02587

Flood Risk

Surface water – Very low risk.

Rivers and the sea – Very 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

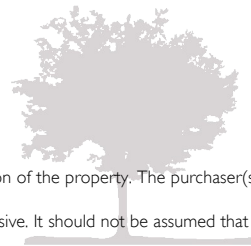
Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is C.

Viewings

Strictly by appointment with the sole agents:
Parkers Property Consultants and Valuers
Tel: 01305 340860



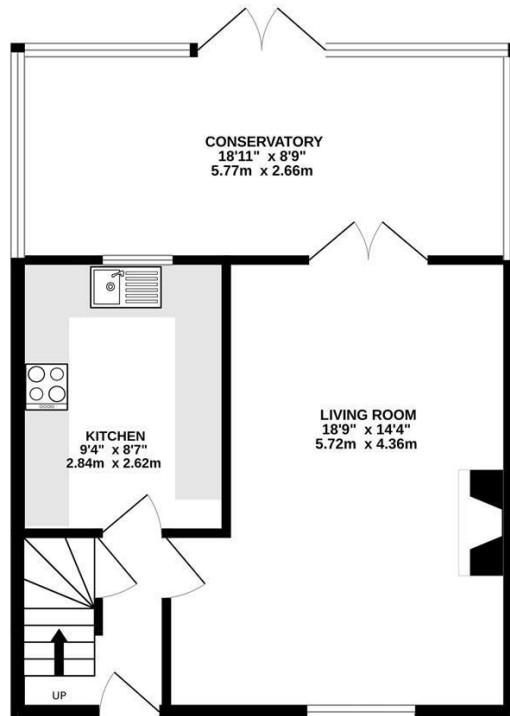
Important notice. Parkers notify that:

- 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
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 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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1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.

