



PARKERS
PROPERTY CONSULTANTS & VALUERS
FOR SALE
01305 340860

Yalbury Lane
Crossways

 **PARKERS**
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Offered for sale, this well-presented four-bedroom link-detached family home located within the desirable village of Crossways. Further accommodation comprises a kitchen/diner, living room, downstairs WC and family bathroom. Externally, there is a patio garden with a lawned area, garage with electric car charger attached and parking for two vehicles. 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 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 the property into the entrance hall offering access to the living room, kitchen/diner and ground floor WC. Through the kitchen/diner accesses the conservatory with outlook onto the rear garden.

The living room has the advantage of dual aspect with a characterful open fireplace with brick mantle.

The open-plan kitchen/diner has a range of wall and base units with laminate work surfaces over. Integral units include a Cooke and Lewis oven with four ring gas hob, 1½ bowl sink and drainer and space for white goods.

There is a useful ground floor WC with hand basin.



Ascend the stairs to the first floor where the four bedrooms and family bathroom are situated.

The principal bedroom is double in size offering front aspect and has the added feature of fitted wardrobes. The other three bedrooms are all good-sized rooms with carpeted floor.

The family bathroom has a suite consisting of a WC, wash basin and panel enclosed bath with an electric shower overhead. The room is finished with fully tiled walls and laminate flooring. The room additionally has inbuilt storage cupboards.

Externally, there is an enclosed garden laid to patio and areas of lawn. There is a garage with power and lighting with a driveway offering two off-road parking spaces.

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 central heating.

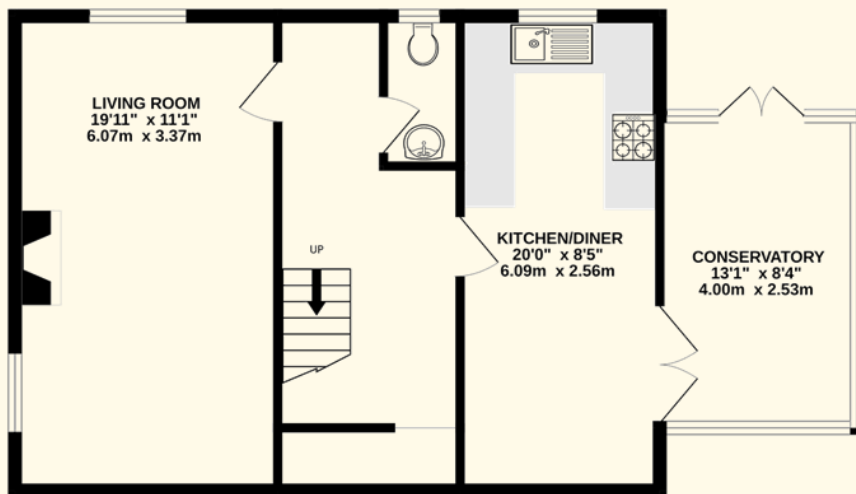
Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

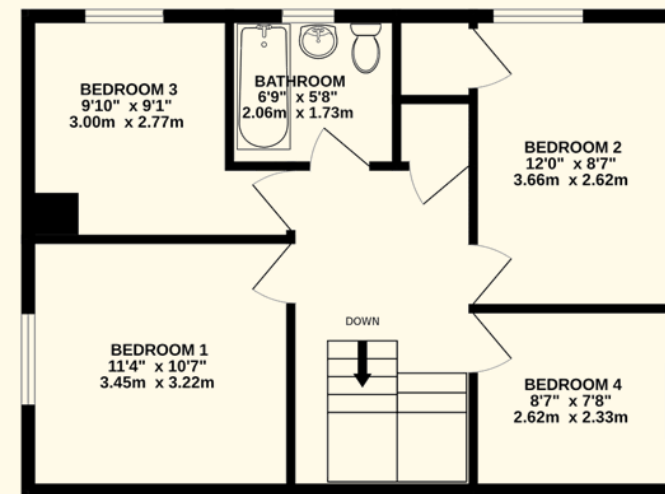
Tel: 01305 211970

We are advised that the council tax band is D.

GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 1184 sq.ft. (110.0 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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