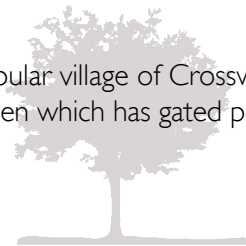




## Yalbury Lane, Dorchester

A delightful two bed terraced property situated within a quiet area in the popular village of Crossways. Accommodation includes two double bedrooms, lounge/dining room, kitchen, bathroom and conservatory. Externally there is a good sized rear garden which has gated pedestrian access to a single garage at the rear with parking to the front. EPC rating C.



Asking price £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 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. Dorchester town boasts train links to London Waterloo and Bristol Temple Meads and regular bus routes to adjoining towns. Neighbouring village Moreton offers a village train station within the network.

### Entrance

Enter to this lovely home is via a storm porch and wooden door to the hallway where stairs rise to the first floor and a door opens onto the lounge/diner.

### Accommodation

#### Lounge / Diner

Presented in neutral decor, the lounge/diner is light and spacious and generous in size. The front aspect window offers natural light to the room alongside the rear bi-folding doors that open onto the conservatory.

#### Kitchen

The kitchen has been tastefully renovated with sage green, shaker style wall and base level units. There is a Neff double oven and grill, Neff four ring induction hob and space for further appliances. A window looking through to the conservatory offers natural light.

#### Conservatory

The conservatory offers welcome additional living space with laminate, wood effect flooring and French doors leading to the garden.

#### First Floor

##### Bedrooms

There are two double bedrooms at the property, neutral in decor and with built in wardrobes in the principle bedroom.

##### Bathroom

The bathroom offers a modern look with a white suite comprising 'P' shaped bath with shower over, WC, wash hand basin and heated towel rail. The bathroom is finished with fully tiled walls.



### Externally

The property offers a fully enclosed garden to the rear with areas of both decking and lawn. There is a rear access pedestrian gate leading to the parking area where a single garage is situated. The garage, with parking to the front, offers power, light and boarded eaved storage. There is an up and over door.

### Agents Notes

There is a Right of Way for access to the garden via a pathway between numbers 31 and 33. The land is owned by number 31. Reference planning application P/NMA/2023/02587, work has now commenced.

### Flood Risk

Enquire for up to date details or check the website for the most current rating.

<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 B.

### Viewings

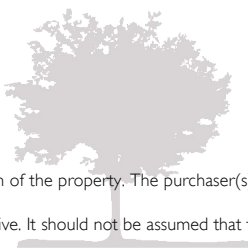
Strictly by appointment with the sole agents:  
Parkers Property Consultants and Valuers  
Tel: 01305 340860



Important notice. Parkers notify that:

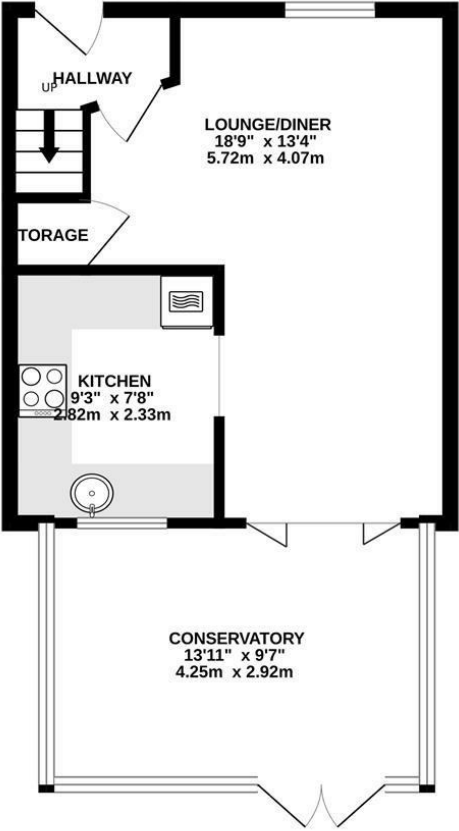
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used 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.

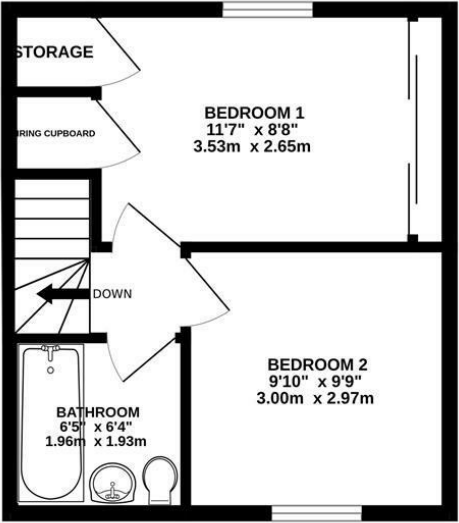




GROUND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 732 sq.ft. (68.0 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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