



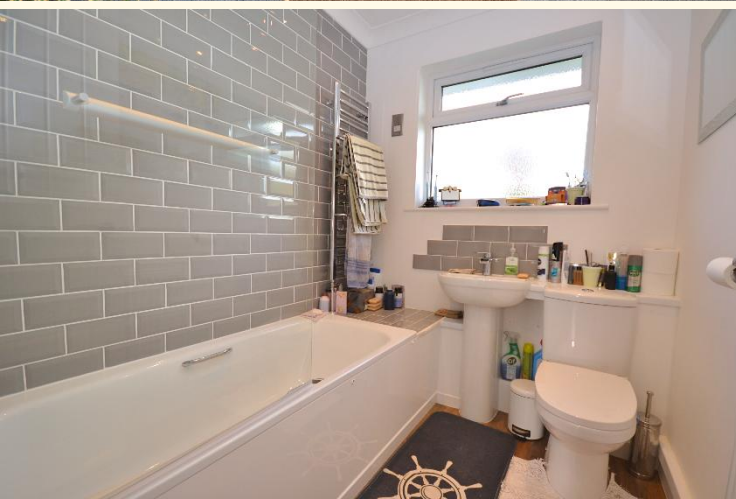
Binghams Road
Dorchester

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



This well-presented detached bungalow, located in the desirable village of Crossways, offers spacious and versatile accommodation throughout. The property boasts accommodation including a reception room, conservatory, kitchen, two good-size bedrooms, with en-suite shower room facilities to the principal room, and a stylish modern bathroom. In addition, there is a versatile loft room providing excellent potential for a variety of uses. Externally, the bungalow is set within an attractively landscaped plot, benefitting from maintained gardens to both the front and rear. The property further benefits from a large driveway providing plenty of off-road parking for multiple vehicles and a single garage. EPC Rating E.

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. Located about 6 miles east of Dorchester, is a vibrant Dorset village with around 2,267 residents. The village offers essential amenities such as a post office, local shop, library, community and youth centres, a doctors surgery, and the Warmwell Leisure Centre, all within a walk or short drive. A rail link via Moreton station makes travel easy to Dorchester and beyond. Moreton, a smaller village perched beside the River Frome exudes rural charm and is known for tranquil walking and cycling routes, including the Purbeck Cycle Way, Jubilee Trail, Hardy Way, and the Frome Valley Trail. Attractions include the beautiful engraved windows at St Nicholas' Church, the grave of T.E. Lawrence and the Moreton Walled Gardens, a serene 5-acre landscaped space with flowers, café, and gift shop. The village hosts equestrian and cycling events, plus long-distance trails and horse-riding.



The property is approached via a generous driveway offering off-road parking for multiple cars that leads to a single garage with up-and-over garage door. The garage is offered with power and light. There is a generous, low-maintenance, front garden and a path leads to a modern UPVC front door opening onto the hallway. The front-aspect reception room enjoys a bay window giving plenty of natural light and featuring a central log burner for a cozy atmosphere. The room is complemented by a calming, neutral décor and carpeting.

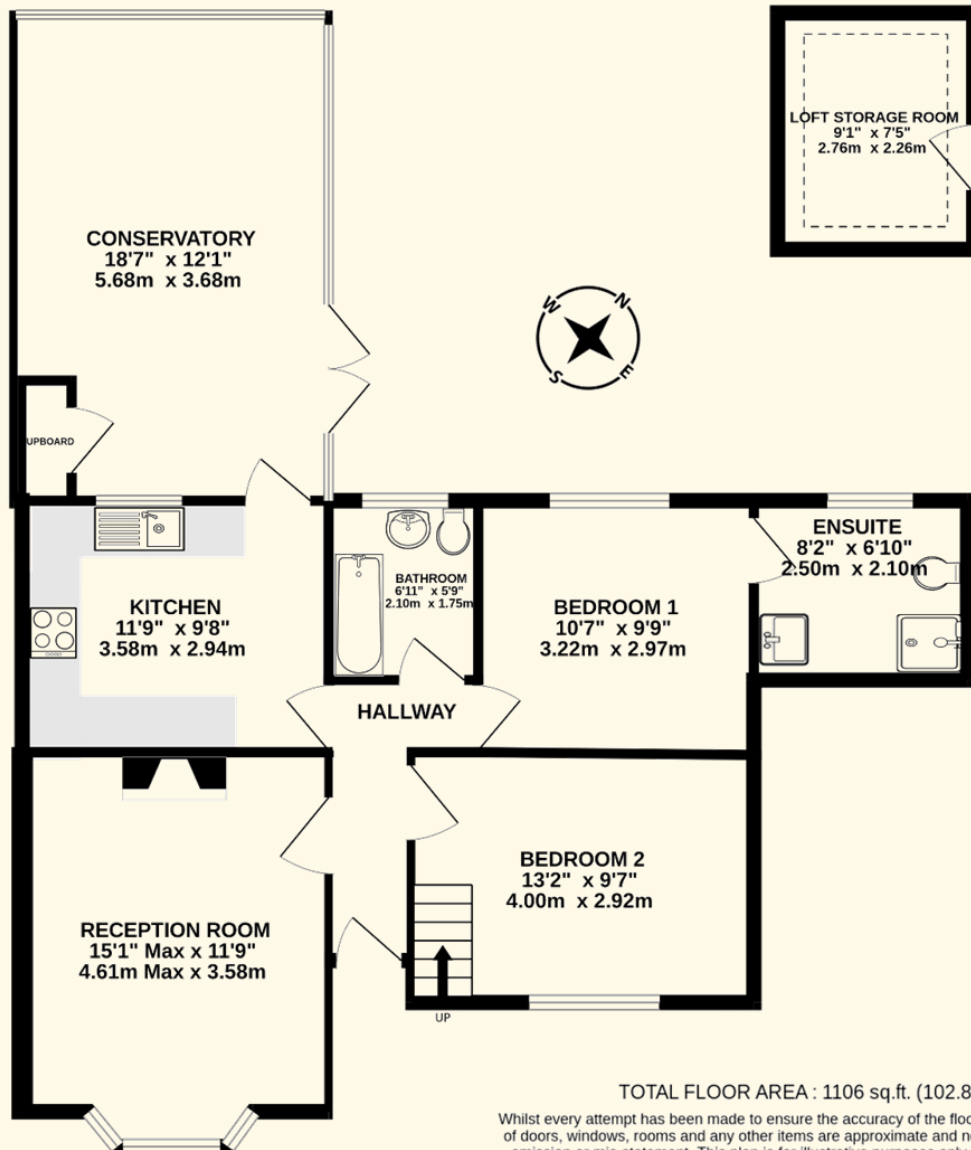
The kitchen is fitted with modern white gloss units, laminate work surfaces, and a tiled splashback. There is an integrated oven, and a four-ring electric hob with extractor hood over and the layout provides ample room for additional appliances. A door opens into the generously sized conservatory, creating a wonderful extension of the living space. Bathed in natural light, this versatile area offers an ideal setting for dining or entertaining, with storage cupboard and direct access to the rear garden.

There are two double bedrooms, with the principal bedroom benefitting from a contemporary ensuite shower room. The stylish family bathroom comprises a panel-enclosed bath with shower over, wash hand basin, WC and heated towel rail. In bedroom two, a staircase leads to a decorated loft room currently used as a study/hobby room. This bright and airy space is enhanced by three Velux skylight windows, and a door provides access to further loft storage.

Externally, the property boasts a spacious and private, fully enclosed, rear garden. The garden is mainly laid to lawn, with areas of shingle and decking, ideal for alfresco dining. To the rear, there is a summer house and a timber shed, both equipped with power. A side gate provides convenient access to the front of the property.

GROUND FLOOR
865 sq.ft. (80.3 sq.m.) approx.

1ST FLOOR
242 sq.ft. (22.5 sq.m.) approx.



TOTAL FLOOR AREA : 1106 sq.ft. (102.8 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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Services:

Mains electricity and water are connected.
Gas fired central heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

The council tax band is C.

Agents Note:

Crossways is subject to ongoing housing allocations/development.

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#>

Broadband and Mobile Service:

At the time of the listing, standard and superfast broadband are available.

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

For up-to-date information please visit <https://checker.ofcom.org.uk>

Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance. Please visit the below website to check this. <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>