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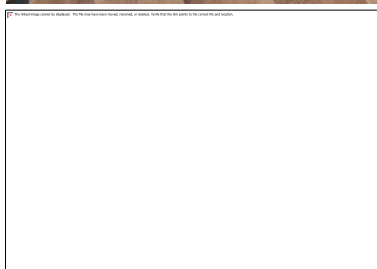
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**MEYERS**

MOVING BEYOND EXPECTATIONS



## Warmwell Road

Dorchester DT2 8BS

- 2017 - Built Detached Home still under New Home Warranty
- Four Large Bedrooms
- Spacious and Well Presented Throughout
- Downstairs W/C
- Walking Distance to Train Station

## Description

Recently built detached house which is situated in a select development on the outskirts of Crossways. The property has a large enclosed garden to the rear and a capacious driveway with parking for several cars. The accommodation includes an entrance hallway with coat cupboard, cloakroom, modern fitted eat in kitchen with integrated appliances and a spacious open plan living/dining room. On the first floor there is a large master bedroom with en-suite shower room, two further double bedrooms a single bedroom / study and a well-appointed family bathroom. Outside to the rear there is an attractive fully enclosed rear garden with a good size shed.

## Location

The village of Crossways is a thriving village which is situated six miles away from the county town of Dorchester. It offers a primary school, shops, a library and a Doctor's surgery. The neighbouring village of Moreton is less than 2 miles away and has a pub and a railway station with direct access to London Waterloo.

## Directions

From Top O'Town Roundabout: Head south-west on Top O'Town Roundabout towards Albert Rd/B3147 23 ft Exit the roundabout onto Albert Rd/B3147 Continue to follow B3147 0.3 mi Turn left onto Great Western Rd/B3144 Continue to follow Great Western Rd 0.1 mi Turn left onto Weymouth Ave/B3144 131 ft Turn right onto Prince of Wales Rd/B3144 0.6 mi At the roundabout, take the 2nd exit onto Alington Rd/B3143 0.1 mi Continue onto B3144 384 ft At the roundabout, take the 2nd exit onto Alington Ave/B3144 0.2 mi At the roundabout, continue straight onto A352 0.2 mi At the roundabout, take the 1st exit 1.9 mi Turn left onto Highgate Ln 2.3 mi Turn left onto Warmwell Rd/B3390 Destination will be on the left

**Lounge/Diner** 20' 0" x 17' 3" (6.09m x 5.25m)

**Kitchen/Breakfast Room** 12' 5" x 16' 5" (3.78m x 5.00m)

**Bedroom 1** 12' 0" x 10' 10" (3.65m x 3.30m)

**Bedroom 2** 12' 5" x 14' 2" (3.78m x 4.31m)

**Bedroom 3** 7' 7" x 14' 2" (2.31m x 4.31m)

**Garage** 9' 0" x 17' 3" (2.74m x 5.25m)

## EPC

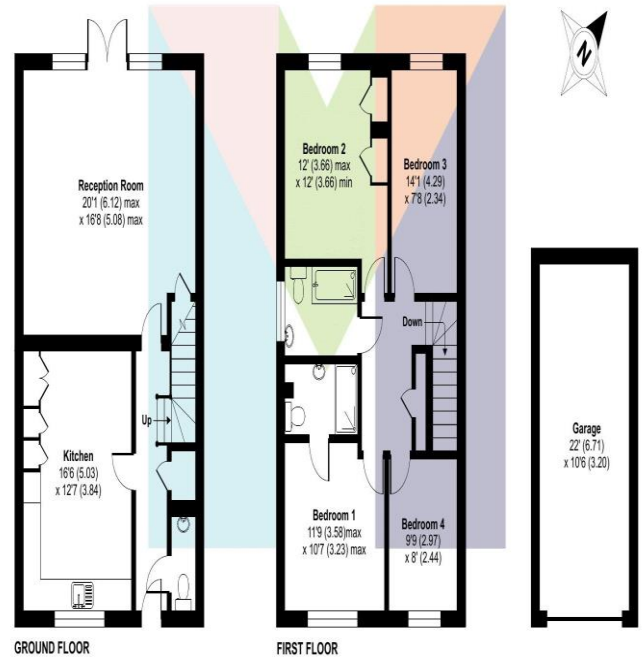
Rating B.

## Tenure

Freehold.

## MEYERS PROPERTIES

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## Warmwell Road, Crossways, Dorchester

Approximate Area = 1380 sq ft / 128.2 sq m

Garage = 230 sq ft / 21.4 sq m

Total = 1610 sq ft / 149.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nichcom 2024. Produced for Meyers Estates. REF: 1070452

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