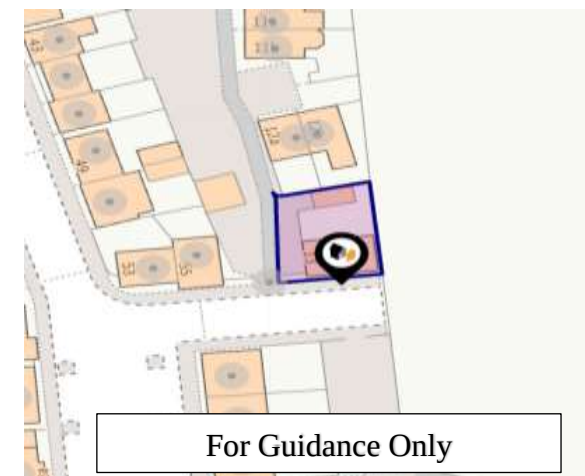


01305 259 436

13 Arabia Walk
DT2 8WT



Modern and well presented three bedroom family home, with two reception rooms, Ensuite shower room, low maintenance rear garden, garage and driveway in sought after village location close to amenities.



For Guidance Only

Summary of Features

- Two Reception Rooms
- Countryside Views
- Garage & Parking
- Enclosed Rear Garden
- Ground Floor W.C
- Sought after Village location.
- Ground floor WC
- Well-presented throughout
- Three Bedroom Family Home
- Double glazing, gas central heating

Front Living Room

Adjacent to the dining area is the front living room, another bright and airy space with triple-aspect windows that frame views of the nearby field and road. At the far end of the room, double-glazed French doors open out to the garden. A wood-burning stove adds a cozy focal point, ideal for colder months.

Kitchen

The kitchen overlooks the rear garden through double-aspect windows, creating a welcoming and functional environment for cooking and family life. It includes a four-ring gas hob, an integrated oven, and a one-and-a-half-bowl stainless steel sink. There's ample storage with floor-to-ceiling units and room for an upright fridge-freezer and washing machine. Spotlights above complete the modern aesthetic.

Master Bedroom with Ensuite

At the end of the landing is the master bedroom, which offers comfort and plenty of natural light through its double-aspect front windows. A wall-mounted radiator sits beneath the window, and the room leads into a private ensuite shower room, complete with hand wash basin, mixer tap, shower enclosure, and low-level WC. A side-facing window brings in more light.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFORMATION FOR BUYERS

Council Tax: Band D

Services: Mains Services including Electric and Drainage

Water & Sewage: Wessex Water

Parking: Secure private driveway and double garage.



Arabia Walk, Crossways, Dorchester

Approximate Area = 1072 sq ft / 99.5 sq m

Garage = 162 sq ft / 15 sq m

Total = 1234 sq ft / 114.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition
Incorporating International Property Measurement Standards (IPMS2 Resident)
Produced for Meyers Estate. REF: 1279881



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