



Frome Valley Road | Crossways | Dorchester | DT2 8WP

**Offers Over £290,000**

BEAUMONT  JONES

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We are delighted to bring to the market this immaculately presented three bedroom semi detached house located within a quiet residential development located in Crossways, Dorchester. This property would make the perfect first time buy offering three good sized bedrooms, kitchen/diner, dual aspect living room, family bathroom, downstairs WC, low maintenance rear garden, parking and garage. Viewing is a must to be appreciated.

- Three Double Bedroom Semi Detached Home
- Contemporary Bathroom with Downstairs WC
- Great School Catchment
- The Perfect First Time Buy
- Garage & Off Road Parking For One Vehicle
- Low Maintenance Rear Garden

**Full Description**

Entrance into the property is via a front aspect double glazed composite door leading into a hallway with stairs rising to the first floor, storage cupboard, LVT flooring, wall mounted radiator and doors lead through to the main principle rooms. The cloakroom offers a front aspect double glazed window, low level WC, wash hand basin and wall mounted radiator. The generous sized living room has dual aspect double glazed windows, double glazed double doors opening onto the rear garden and a wall mounted radiator. The beautiful kitchen/diner is the hub of the home offering lots of space for a dining table and chairs, the modern high-gloss kitchen



This well presented three double bedroom semi-detached family home sits within the popular Woodsford Fields development in Crossways.



offers eye and base level units with work surfaces over, integral oven with four ring electric hob above and extractor hood over, space for a fridge freezer, space and plumbing for a washing machine and dishwasher, wall mounted radiator, understairs storage cupboard, dual aspect double glazed windows and a rear aspect double glazed door leading out onto the garden.

The first floor offers a landing area with dual aspect double glazed windows, built in cupboard, loft access via a hatch and doors lead through to three bedrooms and the family bathroom. Bedroom one is a generous sized double offering plenty of space for bedroom furniture, two front aspect double glazed windows and a wall mounted radiator. Bedroom two is a further double with a rear aspect double glazed window and a wall mounted radiator. Bedroom three is a small double offering a front aspect double glazed window and a wall mounted radiator. The main family bathroom comprises of a panel enclosed bath with a wall mounted mixer shower system over, low level WC, wash hand basin, part tiled walls and a wall mounted towel rail heater.

Outside offers an enclosed rear garden mainly laid to patio with a composite decked area, laid to Astro Turf creating the perfect space for a table and chairs, raised borders, water supply and gated rear access leading to the garage and off parking. The garage is located within a block to the rear of the property offering an up and over door and boarded loft storage. There is parking for one in car in front of the garage.

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 a plethora of shopping and social facilities including a cinema, 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.

Rating Authority: Dorset (West Dorset) Council. Council Tax Band C.

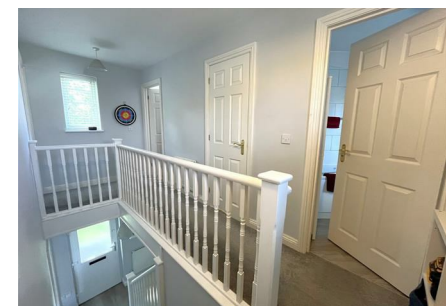
Services: Mains gas, electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

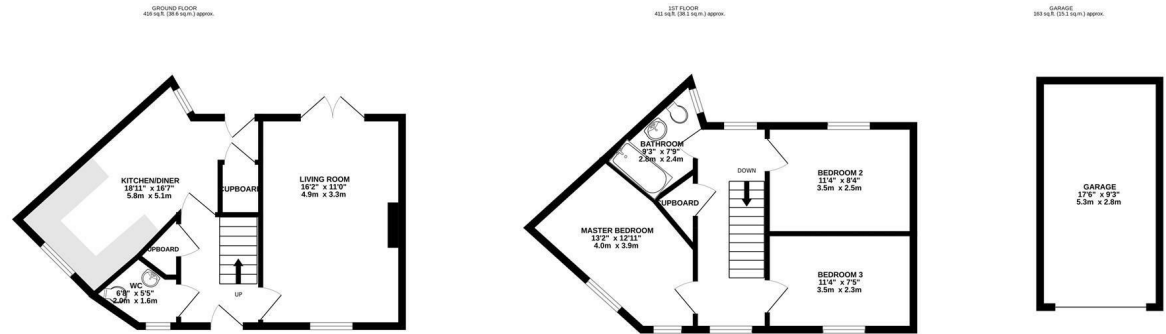


The property boasts a low maintenance rear garden, garage and off road parking for one vehicle.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 989 sq.ft. (91.9 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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*We value more than your property*

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