PARKERS

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Independent Property Consultants and Valuers







Devitt Drive, Dorchester

Asking price £400,000

Situated in the popular area of Crossways, within The Aviators development, this beautifully presented three-bedroom detached family home, offers stylish and well-proportioned accommodation. The property includes an impressive reception room, a modern and well-equipped kitchen/diner, ground floor W/C, principal bedroom with en-suite, and a modern family bathroom. Externally, there is a well-maintained frontage, driveway offering parking for two cars, and a generously sized, private rear garden. EPC Rating B.

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. Located about 6 miles east of Dorchester, is a vibrant Dorset village with around 2,267 residents. The village offers essential amenities such as local shops, 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.





Description

On approaching this impressive home, you are presented with a neat driveway providing convenient off-road parking for two vehicles. A path leads past a well-maintained front lawn and through a sheltered, part-glazed front door into the welcoming hallway. Once inside, the beautifully designed hallway features wooden doors opening into all ground floor rooms, along with stairs rising to the first floor. The hallway immediately sets the tone with its calming décor and attractive tiled flooring, which flows seamlessly through to the kitchen/diner.

The kitchen/diner benefits from a range of wall and base-level units with attractive work surfaces and upstands over, along with integrated appliances including a fridge/freezer, washing machine, dishwasher, four-ring induction hob, and oven. Additionally, the room features inset lighting, a dual aspect that fills the space with plentiful natural light, and ample room for dining furniture. The stylish finish continues into the impressive sitting room, where full-width bi-fold doors with integrated blinds seamlessly connect the interior to the garden, further enhancing the sense of space. The room is complemented by neutral décor and wood-effect Karndean flooring. A ground floor WC and generous storage cupboard complete the ground level.



Stairs rise to the first-floor landing, where the primary bedroom serves as a private retreat, featuring dual rear windows, and a fully tiled en-suite shower room. Two further double bedrooms are to the front, one benefiting from built in storage and both are served by a modern family bathroom. The bathroom is tastefully designed with a modern suite comprising a panel-enclosed bath with shower over, WC, and wash hand basin with built in vanity storage and finished with fully tiled walls and flooring, along with an integrated mirror.



Completing this fantastic home is a beautifully presented, extended rear garden featuring a lawn area and a generous paved patio. A flower bed with a variety of mature shrubs adds colour and texture, while a Keter shed provides useful storage. Additionally, there is gated access to both the front entrance and a practical side entrance, offering easy access to the parking area.

Agents Notes
There is an annual service charge of £272.30 payable to Highcliffe Property Management.
Crossways is subject to ongoing housing allocations/development.
Planning permission has been granted for development of the adjacent field in 2030 – Ref: P/VOC/2023/02300

Services
Mains electricity, water and drainage are connected.
Gas fired central heating.

Local Authorities
Dorset Council
County Hall, Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band D

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

Mobile phone service varies dependent upon your provider.

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

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#

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







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.

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Ground Floor
602 ft²

First Floor
577 ft²

Devitt Drive, Crossways

Approximate Gross Internal Area
109.52 SQ.M / 1179 SQ.FT

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

