

for sale

£475,000



The Aviators, Devitt Drive, Crossways, Dorchester, DT2 8GS

OPEN PLAN LIVING *GARAGE* *DRIVEWAY PARKING* *EN-SUITE TO MAIN BEDROOM* *GROUND FLOOR WC*

Contact the team today for more information!

Specification Detail

(outline, subject to change) -

- o Kitchens: Contemporary fitted kitchens with integrated appliances
- o Bathrooms & En-suites: Modern sanitaryware, chrome fittings, full-height tiling around bath and shower areas, heated towel rails
- o Flooring: Quality flooring included throughout (carpet to bedrooms, LVT/tiled finishes to kitchens, bathrooms & en-suites)
- o Heating & Efficiency: Energy-efficient heating systems, double-glazed windows, insulation to modern building regulations
- o Interiors: Neutral décor as standard
- o Exteriors: Private rear gardens, turfed and fenced; parking and garages as per plot; landscaped open spaces across the development
- o Warranty: 10-year new build guarantee for complete peace of mind

Measurements

GROUND FLOOR -

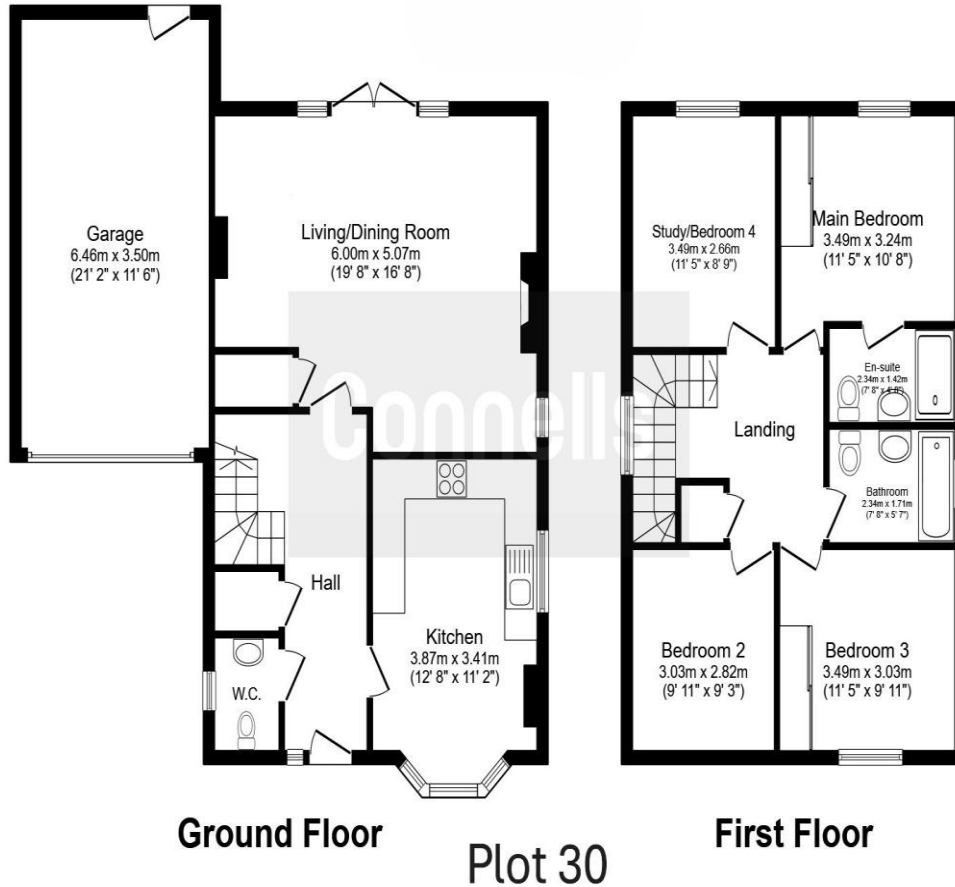
Kitchen/breakfast: 3.87m x 3.41m / 12' 8" x 11' 2"
Lounge/diner (max): 6.00m x 5.07m / 19' 6" x 16' 8"
WC

FIRST FLOOR -

Bedroom 1: 3.49m x 3.24m / 11' 5" x 10' 8"
Ensuite: 2.34m x 1.42m / 7' 8" x 4' 0"
Bedroom 2: 3.03m x 2.82m / 9' 11" x 9' 3"
Bedroom 3: 3.49m x 3.03m / 11' 5" x 9' 11"
Bedroom 4 / Study: 3.49m x 2.66m / 11' 5" x 8' 9"
Family Bathroom: 2.34m x 1.71m / 7' 8" x 5' 7"







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: DCH309419 - 0002

Tenure: Freehold EPC Rating: Exempt

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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