



Instinct Guides You



## Green Lane, Dorchester, DT2 8BP Offers In Excess Of £425,000

- Beautifully Presented
- Three Bedrooms
- Pleasant & Private Gardens
- Garage & Driveway
- Kitchen/Breakfast Room
- Southerly Aspect Garden
- Corner Plot
- Conservatory



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Set within a quiet and well regarded residential area of Crossways, this attractive three bedroom detached bungalow offers well balanced single level accommodation, a private driveway with workshop and a thoughtfully landscaped southerly garden, all within easy reach of local amenities, rail links and Dorchester.

The property is approached via a driveway leading to the garage and main entrance. A part glazed front door opens into a central hallway with wood style flooring, providing access to all principal rooms and creating a clear and practical flow throughout this beautiful home. Positioned to the front is the main reception room, a generous living space enjoying good natural light from the front aspect and offering ample room for a range of seating and furnishings. A log burner set on a tiled hearth creates a focal point within the room.

To the rear, the kitchen is fitted with a comprehensive range of units with solid wooden work surfaces and a matching island providing additional preparation space and casual seating. Integrated appliances are neatly incorporated, and a Belfast sink with drainer sits beneath a rear window. The kitchen opens directly into the conservatory, forming a light filled, open plan arrangement that works well for both everyday living and entertaining. The conservatory provides a flexible additional sitting or dining area with glazed elevations and doors opening onto the rear garden, while a stable door from the kitchen also offers direct garden access.

There are three bedrooms within the property. The principal bedroom is positioned to the rear and benefits from French doors opening directly onto the garden, creating a pleasant connection to the outdoor space. A second double bedroom is positioned to the front, while the third bedroom is currently arranged as a dressing room, offering excellent storage but capable of being reinstated as a bedroom if required. The accommodation is served by a modern bathroom fitted with a modern freestanding bath, wash hand basin and WC, together with shower fittings, tiled flooring and wall finishes.

Externally, the rear garden has been attractively arranged for low maintenance, with a combination of paving, shingle and planted areas creating defined seating spaces. A pergola and enclosed boundaries provide a good degree of privacy, making it an ideal space for outdoor relaxation. In addition there is a workshop with parking available on the driveway.

Overall, this well presented bungalow combines comfortable single storey living with character features and a convenient village location, offering an appealing opportunity within this popular part of Crossways.

**Lounge 16'5" x 11'3" (5.01 x 3.44)**

**Kitchen/Breakfast Room 14'4" x 10'9" (4.37 x 3.30)**

**Conservatory 13'5" x 11'10" (4.1 x 3.61)**

**Bedroom One 13'1" x 10'9" (4.0 x 3.3)**

**Bedroom Two 10'9" x 10'7" (3.28 x 3.23)**

**Bedroom Three/Dressing Room 8'6" x 7'9" max (2.6 x 2.38 max)**

**Workshop 12'7" x 7'6" (3.85 x 2.31)**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	70
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		