



2 Blackwell Walk, Crossways - DT2 8WS
£425,000



2 Blackwell Walk

Crossways, Dorchester

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Charming stone exterior
- Private landscaped garden
- Spacious decked and patio areas
- Off-road parking
- Garage
- Modern kitchen with island and integrated appliances
- Open plan living and dining area
- French doors to garden
- Wood burning stove
- Modern bathrooms with bath and shower enclosures





Front of property

Blackwell Walk benefits from a pleasant front outlook onto a green with a pathway leading to the property entrance, a Upvc front door opens into the entrance hallway.

Entrance Hall

An exceptionally spacious hallway with doors opening into all downstairs rooms, stairs rise to the first floor landing, a double glazed door opens onto the rear garden patio a door opens into under-stair storage and ceiling coving features throughout.

Sitting Room

183' 9" x 13' 1" (56.00m x 4.00m)

An expansive dual aspect reception room. A front aspect window looking onto surrounding greenery and double glazed French doors onto the rear garden flood the room with natural light, ceiling coving features throughout, a chimney stack creates a focal point and lays host to a log burner with a stone surround.

Wc

7' 3" x 4' 3" (2.20m x 1.30m)

A rear aspect downstairs W/C with an obscured double glazed window, a low level W/C and a hand wash basin with stainless mixer tap and tiled surround.

Kitchen

16' 1" x 9' 6" (4.90m x 2.90m)

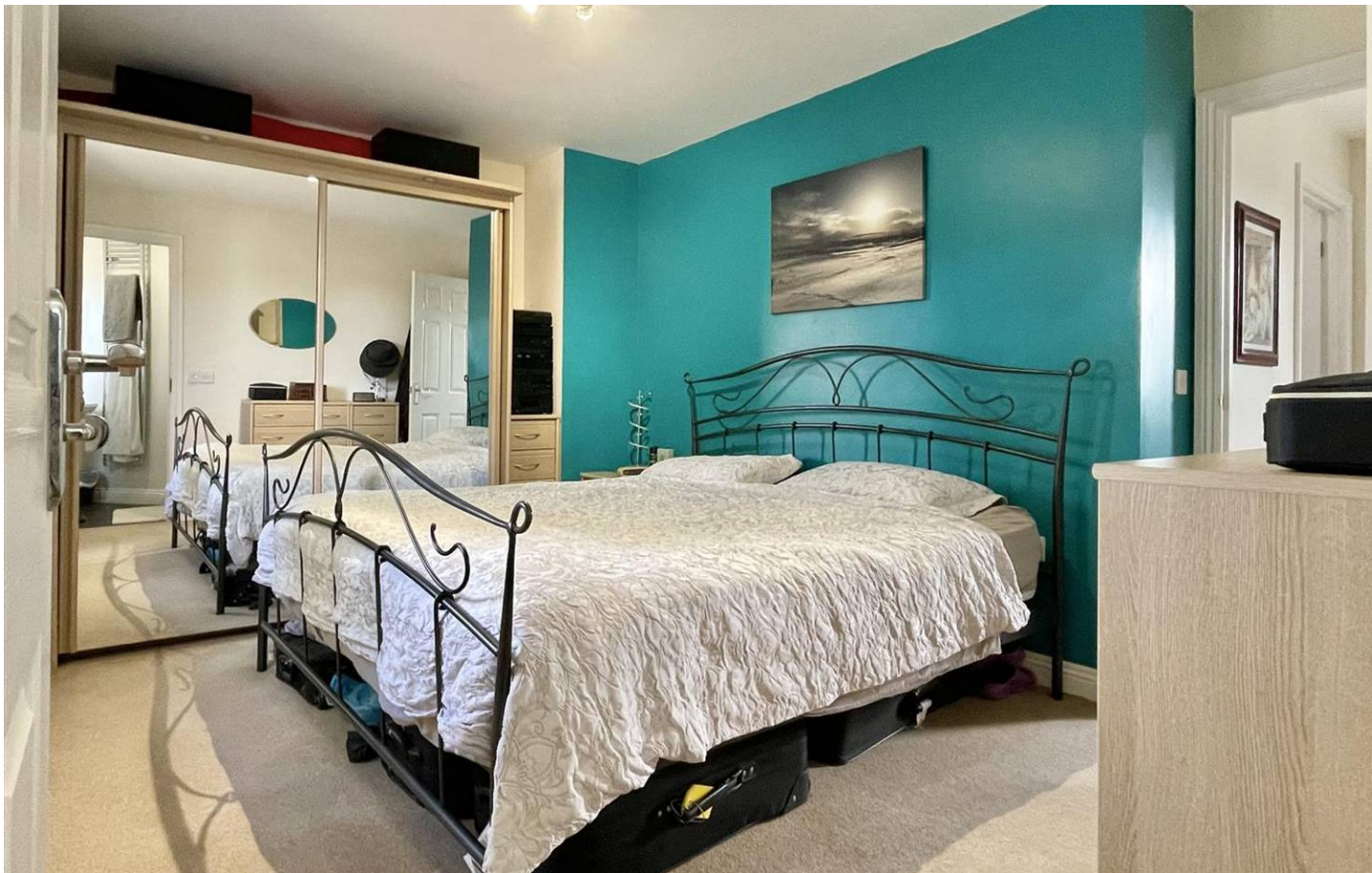
A modern fitted kitchen featuring a range of eye and base level units with incorporated one and a half bowl sink with stainless mixer, a four ring gas hob with an extractor fan above, an eye level oven and grill as well as space under-counter for white goods. A breakfast bar with storage beneath creates a partial partition while maintaining seamless flow into the dining room.

Dining Room

13' 1" x 8' 2" (4.00m x 2.50m)

Ceiling coving features throughout, ample room for a dining table and furniture.





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REAR GARDEN

A meticulously maintained, south-facing rear garden offering a variety of beautifully arranged outdoor spaces. Entering via secure gated access, a patio walkway guides you through areas of level lawn, gravel with attractive planters, and a raised decking terrace that provides an excellent setting for seating and entertaining. The garden enjoys multiple access points, including a double-glazed UPVC door into the garage, French doors into the living room, and a further UPVC door into the hallway. Practical additions such as an outside tap, EV charging point, outdoor lighting, and a range of mature shrubbery complete this well-designed and inviting space.

GARAGE

Single Garage

A well-proportioned garage featuring vaulted ceilings providing storage potential. The space includes an up-and-over garage door, a side aspect UPVC door opening into the garden. The garage is equipped with power and lighting, making it a versatile and practical area suitable for storage, hobbies, or workshop use.

ALLOCATED PARKING

2 Parking Spaces

The property benefits from generous rear parking, with multiple spaces positioned in front of the garage and an additional allocated space within a private residents' parking area. From here, an up-and-over door opens directly into the garage, while a wooden gate provides convenient access into the rear garden, ensuring seamless movement between parking and outdoor areas.



GROUND FLOOR



1ST FLOOR



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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