



Connells

Yalbury Lane  
Crossways Dorchester

### Property Description

Situated in the highly sought after village of Crossways, this well presented two double bedroom semi-detached home offers modern open-plan living, favourable outdoor space and the added benefit of a fully equipped home office. The property is ideal for first time buyers, downsizers or those seeking a peaceful village setting with excellent convenience.

The heart of the home is the impressive open plan living room/dining room/kitchen, designed to create a bright and sociable living space. The layout flows effortlessly from relaxation to dining and entertaining, with the kitchen thoughtfully arranged to maximise both functionality and style. Upstairs, the property boasts two well-proportioned double bedrooms, each offering ample space for furnishings and storage. A modern family bathroom serves both rooms and is fitted with a contemporary suite.

Externally, the private rear garden has been carefully arranged to provide both practicality and enjoyment. A patio pathway leads from the house around a neatly lawned area towards a stoned section featuring raised beds - perfect for keen gardeners or those looking to create an outdoor seating or entertaining space. Further benefits include a driveway providing off-road parking, a single garage and a superb home office complete with power, heating and lighting - ideal for remote working, hobbies or a studio space.

Early viewing is highly recommended to fully appreciate the space, flexibility and location this fantastic home.

### Entrance Hall

The front door leads into the entrance hall with a radiator, a telephone point, a door to the lounge and stairs leading to the first floor.

### Lounge / Dining Room / Kitchen

#### Lounge / Dining Room

16' 6" x 10' ( 5.03m x 3.05m )

A door from the entrance hall leads into the open plan living space with a double glazed window to the front aspect, a radiator, a television aerial socket, a telephone point and an understairs cupboard. The lounge / dining room is open to the modern fitted kitchen.

#### Kitchen

13' 3" x 9' 5" ( 4.04m x 2.87m )

The modern fitted kitchen is open to dining room / lounge with a range of wall and base units with worksurfaces over, a single bowl sink, an integrated washing machine, space for a fridge freezer and for an oven. There is a double glazed window to the rear aspect and a double glazed door that leads onto the rear garden.



## First Floor

### First Floor Landing

Stairs lead up from the entrance hall to the first floor landing with access to the loft, an airing cupboard and with doors to the bathroom and both bedrooms.

### Bedroom 1

13' 4" x 8' 7" ( 4.06m x 2.62m )

A door from the first floor landing leads into bedroom 1 with a double glazed window to the rear aspect and a radiator.

### Bedroom 2

10' 11" x 10' ( 3.33m x 3.05m )

A door leads from the first floor landing into bedroom 2 with two double glazed windows to the front aspect, two built in wardrobes and a radiator.

### Bathroom

6' 7" x 6' 2" ( 2.01m x 1.88m )

A door leads from the first floor landing into the part tiled bathroom with a WC, a wash hand basin, a bath with a shower above, a heated towel rail, an extractor fan and a double glazed window to the side aspect.

## Outside Space

### Driveway

A driveway to the side of the property leads to the garage and provides additional parking.

### Garage

13' x 9' 10" ( 3.96m x 3.00m )

A driveway leads to the garage which has power and light, a window to the side aspect, a door into the garden and side hinged timber doors to the front.

### Annex / Office

9' 9" x 5' 10" ( 2.97m x 1.78m )

A door from the rear garden leads into the garden office which has a double glazed window to the side aspect, power, light and an electric radiator.

## Rear Garden

Doors from the kitchen, the garage and the home office all lead onto the fully enclosed rear garden which has a patio, a lawn, a path and a stoned area.

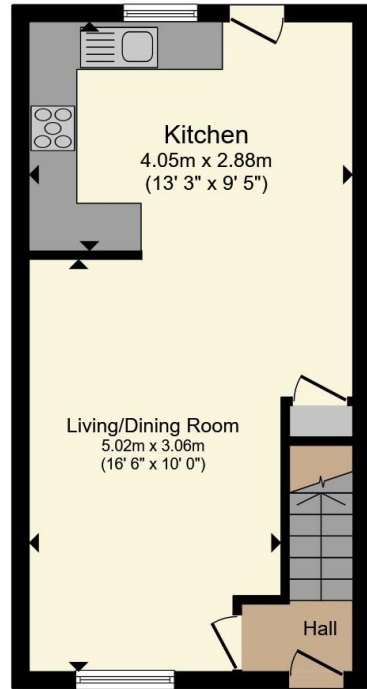
## Agents Note

We are advised that this shared ownership property is being sold with 100% ownership and will therefore be a Freehold property on completion of the transaction.

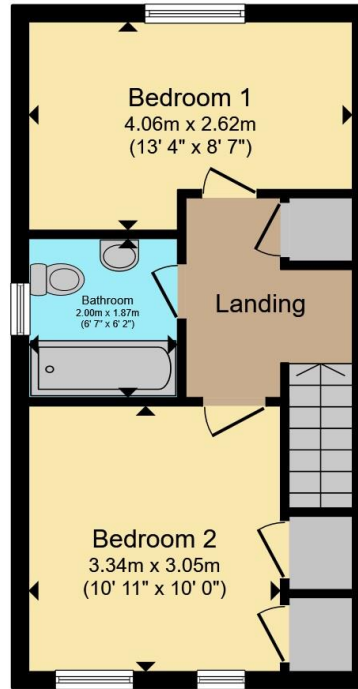




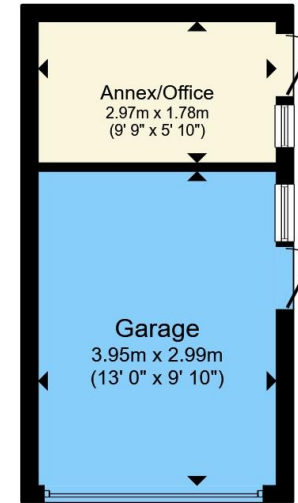




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 83.7 m<sup>2</sup> (901 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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3 High West Street  
DORCHESTER DT1 1UH

EPC Rating: D

Council Tax  
Band: B

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DCH309604](http://connells.co.uk/Property/DCH309604)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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