



**Connells**

Pauls Way  
Crossways Dorchester



## Property Description

A well presented, three bedroom, detached home located in the sought after village of Crossways.

The ground floor accommodation comprises a spacious, naturally bright lounge and dining room with sliding doors to well positioned conservatory, a fitted kitchen and access to the garage. The first floor benefits from three bedrooms and a family bathroom.

Outside offers a private, fully enclosed rear garden that is laid mainly to lawn and boasting a variety of trees and shrubs. There is also side access and a door leading to the kitchen. To the front there is a driveway for several cars and access via an up and over door to the garage. The garage benefits from power.

Located in the sought after village of Crossways, six miles from Dorchester and offering local amenities including village shops, post office, doctors surgery and a well-regarded school. There are many beautiful walking opportunities in open countryside, woodlands, heaths and by rivers, as well as being only a few miles from the sea and local beaches.

## Ground Floor

### Entrance Hall

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

### Lounge

14' 5" x 12' 3" ( 4.39m x 3.73m )

A door leads from the entrance hall into the lounge with a double glazed window to the front aspect, a radiator, a telephone point, a television aerial socket, with an archway leading through to the dining room and a door leading into the kitchen.

### Dining Room

8' 8" x 7' ( 2.64m x 2.13m )

An archway leads from the lounge into the dining room with a radiator, double glazed window and a pair of double glazed sliding doors leading into the conservatory which then leads out to the rear garden.

### Conservatory

9' 8" x 7' 9" ( 2.95m x 2.36m )

A pair of sliding doors from the dining room lead in the conservatory which is of UPVC construction, with double glazed windows to the rear and side aspects, a tiled floor, a radiator, power and a door leading onto the rear garden.

## Kitchen

19' 7" x 8' 8" ( 5.97m x 2.64m )

A door leads from the lounge into the fitted kitchen with a range of wall and base units with worksurfaces over, a sink and drainer, space for an electric oven and hob with a cookerhood over, a breakfast bar, plumbing for a washing machine and dishwasher, space for a fridge freezer, an understairs cupboard, two double glazed windows to the rear aspect and a double glazed door that leads onto the rear garden and a door that leads into the rear of the garage.

## First Floor

### First Floor Landing

Stairs lead up from the entrance hall, to the first floor landing with a double glazed window to the side aspect, access to the loft space and doors leading to the bathroom and all three bedrooms.

### Bedroom 1

13' 8" x 8' 11" ( 4.17m x 2.72m )

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

### Bedroom 2

9' x 8' 1" ( 2.74m x 2.46m )

A door leads from the first floor landing into bedroom 2 with a double glazed window to the rear aspect and a radiator.

### Bedroom 3

8' 1" x 6' 5" ( 2.46m x 1.96m )

A door leads from the first floor landing into bedroom 3 with a double glazed window to the front aspect, with a built in wardrobe and a radiator.

## Bathroom

6' 3" x 5' 6" ( 1.91m x 1.68m )

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

## Outside Space

### Front Garden

A large paved driveway leads to the front door and the garage with a shingle area to one side with shrub borders and a wooden gate for access to the rear.

### Rear Garden

Doors lead from the conservatory and the kitchen onto the rear garden which is laid to a patio area perfect for pots and al fresco dining. With an area laid to lawn with various shrubs and trees, a wooden shed, all fully enclosed with the added bonus of side access leading to the front.

## Parking

Parking on the driveway is available for 2/3 cars,

## Garage

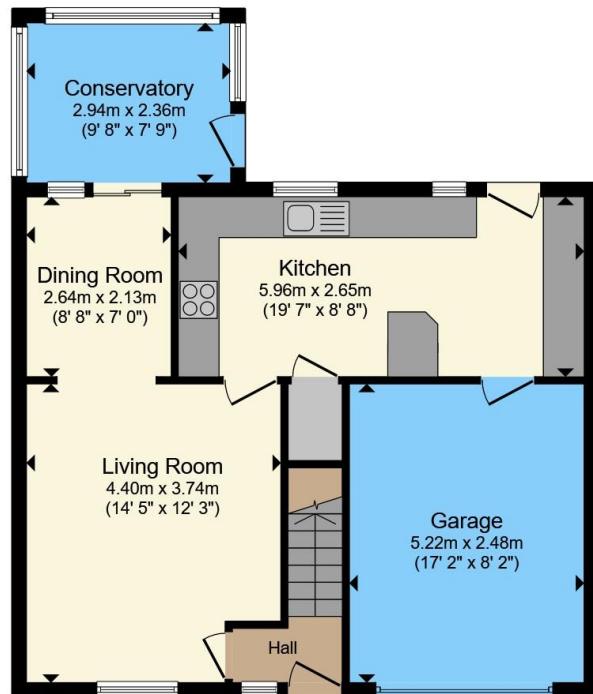
17' 2" x 8' 2" ( 5.23m x 2.49m )

The driveway leads to the garage with an up and over door, power, a light, the central heating boiler which is 3 1/2 years old, a water tap and a door from the rear leading into the kitchen.

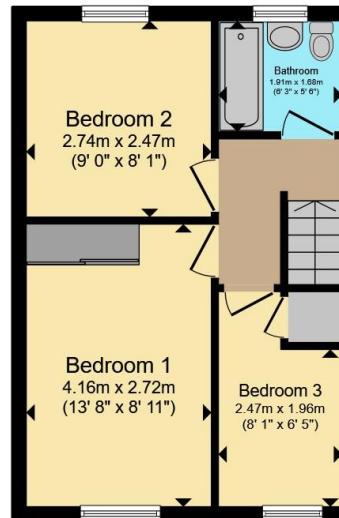








**Ground Floor**



**First Floor**

Total floor area 99.4 m<sup>2</sup> (1,070 sq.ft.) approx

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**Connells**

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EPC Rating: C    Council Tax  
Band: D

Tenure: Freehold

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