



Connells

Yalbury Lane
Crossways Dorchester



Property Description

A versatile three/four-bedroom semi-detached home located in the popular village of Crossways. This well-presented property offers flexible living space ideal for families or multi-generational living.

The ground floor features a modern fitted kitchen, a spacious lounge-diner, and a WC. A particular benefit is the additional bedroom/study with its own wet room, which can easily function as an annex for a relative, guest accommodation, or a dedicated workspace.

Upstairs, the property offers three good-sized bedrooms along with a contemporary family bathroom.

Outside, there is a driveway providing off-road parking and an enclosed south-facing rear garden, perfect for enjoying the sunshine throughout the day.

Ground Floor

Entrance Hall

A double glazed door leads into the entrance hall with a radiator, a telephone point, an understairs cupboard, doors leading to the kitchen and the lounge / dining room and stairs leading up to the first floor.

Lounge / Dining Room

A door leads from the entrance hall into the lounge / dining room with a double glazed window to the rear aspect, a radiator, a television aerial socket, a door leading into the study and a double glazed door which leads onto the rear garden.

Kitchen

A door from the entrance hall leads into the modern fitted kitchen with a range of wall and base units with worksurfaces over, a stainless steel sink and drainer, an electric oven with a gas hob with a cookerhood over, plumbing for a washing machine and a dishwasher, space for a fridge freezer, a radiator, the central heating boiler, a double glazed window to the front aspect and a double glazed door to the side aspect leading out onto the driveway.

Study / Bedroom 4

A door leads from the lounge / dining room into the study / bedroom with a double glazed window to the side aspect, a radiator, a pair of doors to the wet room and a double glazed door to the front aspect onto the drive.

Wet Room

A door from the study / bedroom 4 leads into the wet room with a WC, a wash hand basin and a double glazed window to the rear aspect.

Cloakroom

A door from the entrance hall leads into the cloakroom with a WC, a wash hand basin, a radiator and a double glazed window to the front aspect.

First Floor

First Floor Landing

Stairs lead up from the entrance hall to the first floor landing with access to the part boarded loft, an airing cupboard, a storage cupboard and doors leading to the bathroom and three further bedrooms.

Bedroom 1

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

Bedroom 2

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

Bedroom 3

A door leads from the first floor landing into bedroom 3 with a radiator and a double glazed window to the rear aspect.

Bathroom

A door leads from the first floor landing into the part tiled bathroom with a WC, a wash hand basin, a bath, a shaver point, a radiator and a double glazed window to the front aspect.

Outside Space

Driveway / Parking

The driveway to the side of the property has parking for one vehicle via a dropped kerb.

Rear Garden

A door from the lounge / dining room leads out onto the enclosed, south facing rear garden which has decking with space for a table and chairs. A patio beyond provides raised vegetable beds, borders and a greenhouse.

Agents Note

The property is to be sold with 100% ownership and will be a Freehold Property upon completion.









Total floor area 100.5 m² (1,081 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



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T 01305 266 755
E Dorchester@connells.co.uk

3 High West Street
 DORCHESTER DT1 1UH

EPC Rating: D Council Tax Band: C Service Charge: Ask Agent Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/DCH309338

This is a Leasehold property with details as follows; Term of Lease 99 years from 18 Oct 1995. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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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