

AUSTIN  
ESTATE AGENTS



## Woodsford Road

Crossways

Dorchester

Dorset

DT2 8UU

Offers over £400,000

### SUMMARY

- Modern Semi Detached Family Home
- Four Double Bedrooms
- Spacious Lounge
- Contemporary Kitchen / Dining Room
- Ground Floor Cloakroom
- En-Suite Shower Rooms to Bedrooms One & Two
- Shared Bathroom to Bedrooms Three & Four
- Landscaped Rear Garden
- Driveway for Two Vehicles
- Remainder of New Build Guarantee Available





## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

Entrance Hallway

Lounge

Kitchen / Dining Room

Ground Floor Cloakroom

### FIRST FLOOR

First Floor Landing

Bedroom One 12' 11" x 17' 1" (3.94m x 5.21m)

En Suite Shower Room

Bedroom Two 12' 4" x 10' 3" (3.76m x 3.12m)

En Suite Shower Room

### SECOND FLOOR

Second Floor Landing

Bedroom Three 12' 11" max x 11' 10" max (3.94m max x 3.61m max)

Bedroom Four 13' 0" max x 10' 2" max (3.96m max x 3.10m max)

Bathroom

### OUTSIDE

Front Driveway

Rear Garden

## THE PROPERTY

We are delighted to offer for sale this beautifully presented, modern family home located in the highly desirable area of Crossways. The generously proportioned accommodation is set over three floors and includes a spacious lounge, contemporary kitchen / diner, ground floor cloakroom, four double bedrooms, two with an en-suite shower room each and a family bathroom. This energy efficient property is tastefully finished with contemporary styling throughout, such as brushed chrome fittings and stained oak doors, all of which add to the property's appeal. Outside, the property enjoys a front driveway for two cars and a landscaped rear garden.

On the ground floor, an inviting entrance hallway hosts doors to all ground floor rooms and a storage cupboard for outdoor garments. The lounge is situated to the front with a large double glazed window flooding the room with natural light. The kitchen / dining room is an exceptional space, ideal for entertaining and boasts an extensive range of eye level and base units with integral eye level electric double oven, four ring gas hob, fridge freezer and dishwasher. There is ample space for a large dining room table and chairs as well as additional furniture. A double glazed window and French doors offer a pleasant outlook and access to the rear garden. Completing the accommodation on the ground floor is the cloakroom with low level WC and wash hand basin.

Located on the first floor are bedrooms one and two, both of which enjoy contemporary en-suite shower rooms, comprising independent shower cubicle, vanity wash hand basins and low level WC's. Stairs rise again where two further double bedrooms and a family bathroom are located. All of these rooms feature skylight windows and have some restricted headroom.

Externally, to the front of the property, is a block paved driveway suitable for two vehicles. To the rear is an easy to maintain garden with a patio area adjacent to the property, a lawned area with planted borders and a further covered patio area to the end of the garden. A garden shed with power and light is included in the sale.

The property is situated in Crossways, a popular village located just outside of Dorchester. Crossways has an array of facilities including a health centre, primary school, library, post office, church and public house as well as convenience stores. It is approximately six miles east of Dorchester with a county hospital, Ofsted inspected 'outstanding' secondary school and further shops, boutiques, bars and restaurants.

For further information, or to make an appointment to view this fabulous family home, please contact Austin Estate Agents.

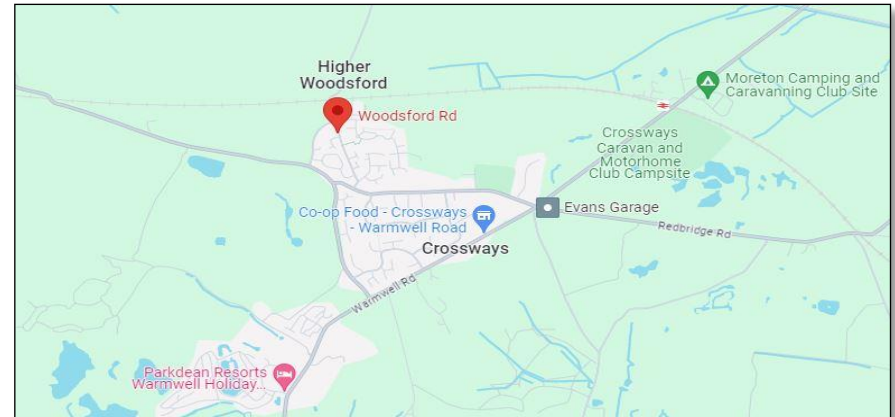




## FLOORPLAN:



## LOCATION:



## EPC:

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX RATING: E      TENURE: Freehold**

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### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.