



Instinct Guides You



## School Drive, Crossways, Dorchester £380,000

- Large and Versatile Additional Room\*
- Modern En-Suite
- Ground Floor WC
- Garden Studio/Office
- Three Large Bedrooms
- Open-Plan Kitchen/Diner
- Off-Road Parking
- Detached Family Home
- French Doors to Garden
- Popular Village Location



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Located in the village of Crossways, this stylish THREE-BEDROOM home offers spacious living, a landscaped garden and garden OFFICE/STUDIO connecting to a further OFFICE/STUDIO currently a climbing wall. Immaculately presented throughout, the property features a modern OPEN-PLAN kitchen and dining area, a generous living room, a family bathroom, EN-SUITE, ground floor WC and GARAGE.

The ground floor opens with a entrance hall and central staircase. To the right, the living room enjoys a dual aspect with plenty of natural light and space for the whole family, French doors open directly onto the patio and garden, seamlessly blending indoor and outdoor living. To the left, the kitchen and dining area is a dual aspect, boasting shaker-style cabinetry, and ample space for a dining table. A cloakroom WC completes the ground floor.

Upstairs, the main bedroom features a modern en-suite with shower. Two further bedrooms offer comfortable accommodation, with bedroom two providing generous proportions. The family bathroom is sleek and contemporary, with a shower over the bath and modern fittings.

The garden is laid with lawn, a large paved terrace and a versatile garden office/studio. A driveway at the front provides off-road parking. This home combines modern family living with unique lifestyle features, all within easy reach of local schools, amenities and transport links to Dorchester and beyond.

\*The additional room off the studio/office is currently arranged as a climbing room; please note while the climbing-specific equipment will NOT be staying, the room is extremely versatile with endless possibilities subject to some personalisable alterations.

Room Dimensions

Living Room 18'1" x 11'5" max (5.53 x 3.48 max)

Kitchen 21'10" x 10'0" (6.66 x 3.06)

Cloakroom 5'10" x 3'4" (1.80 x 1.04)

Bedroom Two 11'6" x 8'5" (3.52 x 2.58 )

Bedroom One 11'4" x 10'1" (3.46 x 3.08)

En-suite 10'2" x max x 3'9" plus shower (3.11 x max x 1.16 plus shower )

Bedroom Three 11'7" x 9'5" (3.54 x 2.88)

Bathroom 6'11" x 5'11" (2.12 x 1.81)

Cabin 13'3" x 8'6" (4.06 x 2.60)

Climbing Cabin ( contents to be removed) 26'11" x 10'9" (8.21 x 3.30)

Garage 17'7" x 9'1" (5.36 x 2.79)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.