



Instinct Guides You



## Devitt Close, Crossways Offers In Excess Of £350,000

- No Onward Chain
- Three Double Bedrooms
- Spacious Accommodation
- Ensuite
- Kitchen/Breakfast Room
- Large Bi-fold Doors
- Contemporary Home
- Driveway
- Close To Amenities
- Remaining Build Guarantee



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd  
15 Westham Rd.  
DT4 8NS

T 01305 775500  
E sales@wilsontominey.co.uk  
W www.wilsontominey.co.uk



Located in the desirable village of Crossways near Dorchester, this modern three double bedroom property is being sold with no onward chain, offering stylish and spacious accommodation over two floors. Featuring an open-plan living and dining area, a contemporary kitchen, en-suite to the main bedroom, private garden and driveway, this home is ideally suited for families, couples or professionals seeking a peaceful yet well-connected location.

The spacious entrance hall provides access to a modern cloakroom and leads into a bright kitchen and breakfast room positioned at the front of the home. This space is fitted with sleek cabinetry, integrated appliances and has ample room for casual dining. A large front window brings in excellent natural light, enhancing the clean and modern finish.

To the rear, the spacious living and dining area benefits from bi-fold doors opening directly onto the garden, creating a seamless connection between indoor and outdoor space. The room offers flexibility for both entertaining and everyday living, with neutral tones and soft carpeting creating a calm, comfortable environment.

On the first floor, the main bedroom spans the rear of the home and includes twin windows and a private en-suite with a large separate shower, WC and basin, finished in contemporary tiling. Bedroom two is a well-proportioned double overlooking the front garden, while bedroom three is again being another double bedroom.

A family bathroom sits off the landing, complete with a modern three-piece suite including a bath with overhead shower, WC and wash basin.

Outside, the rear garden is laid to lawn with a paved patio area ideal for outdoor seating and dining. Enclosed by fencing, the space enjoys a good degree of privacy and includes side access. The front is neatly landscaped and the property also benefits from a driveway for parking.

## Room Dimensions

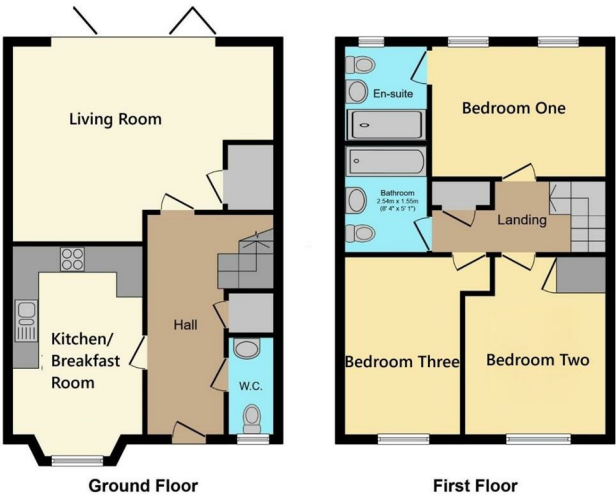
Living Room 19'8" x 14'8" max (6.01 x 4.49 max)

Kitchen/Breakfast Room 14'2" plus bay x 9'10" (4.33 plus bay x 3.0)

Bedroom One 13'1" x 9'10" (4.01 x 3.02)

Bedroom Two 13'1" x 10'6" (3.99 x 3.21)

Bedroom Three 13'1" x 8'9" (3.99 x 2.67)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>94</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	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.