



17 Green Lane  
Crossways Dorchester, DT2 8BP

**£465,000 Freehold**



## 17 Green Lane

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A three bedroom, three reception detached chalet bungalow with a large mature garden located in a quiet area in Green Lane Crossways within 6 miles of the County town of Dorchester and 10 miles of the coastal resort of Weymouth. The property offers spacious and flexible accommodation which has been well presented and maintained by the current owners making this an ideal home for a family or as a home for a couple approaching retirement looking to enjoy the lovely garden. Close by within Crossways are local amenities which include convenience store, doctors surgery, primary school. there is also access to some of the fantastic Dorset countryside close by.

### Porch

### Entrance Hall

walk in cupboard plus under stairs cupboard

### Kitchen Breakfast Room

13'5" x 10'3" (4.10 x 3.13)

Fitted with an extensive range of oak fronted kitchen units with a sink unit set into worktops with range of drawers and cupboards below, wall mounted cupboards five ring range style cooker with oven and grill below, space for table and chairs

### Lounge

21'8" x 14'9" narrowing to 11'5" (6.61 x 4.50 narrowing to 3.50)

Fire place with log burner, double doors on to patio and rear garden, built in storage cupboard

### Sitting Room

8'10" x 8'6" (2.70 x 2.60)

Open plan between lounge and dining room

### Dining Room

12'2" x 12'0" (3.73 x 3.66)

Double doors on to covered area and to rear garden

### Inner Hallway

### Bedroom 2

13'1" x 11'6" max measurements l shaped (3.99 x 3.51 max measurements l shaped)

Built in wardrobe

### Bedroom 3

8'10" x 8'7" (2.70 x 2.63 )

Currently used as a study, built in wardrobe

### Shower Room

Compact shower room with shower cubicle WC & wash hand basin

### Side Hall

Door to side path built in cupboard

### Shower Room

Fitted with white suite offering a curved shower cubicle , wash hand basin and WC, part tiled walls

### Utility Area

4'9" x 2'11" (1.45 x 0.90)

Plumbing for washing machine, sink

### Landing

Built in cupboard





**Bedroom 1**  
13'1" x 11'5" (4.00 x 3.50)  
Velux windows front and rear

**Dressing Room**  
8'8" x 5'4" increasing to 8'11" (2.66 x 1.63 increasing to 2.74)  
Built in cupboards, velux window

**Shower Room**  
Fitted with white suite offering a shower WC & wash hand basin velux window

**Gardens**  
There is a large garden to the rear with patio area plus an ample lawned area and mature borders leading to a summer house 2.90 x 2.90 with decked area in front, to the rear is a large double shed area 1 is 2.24 x 2.80 & area 2 is 2.22 x 2.25 there is also a greenhouse and vegetable garden located behind the summer house

**Garage & Parking**  
Detached garage 5.70 x 3.40 with power and light and an up and over door plus door to the rear garden with parking for two cars in front with additional parking for two cars on the other side of the property

**Council Tax**  
Band D with Dorset Council

**Utility Supplies**  
Mains water gas electric & drainage are connected

**Construction**  
Traditional cavity Construction with brick elevations under a pitched roof

**Phone and Broadband signal strength and coverage**  
Mobile phone signal strong O2, Vodafone is average, and poor for 3 & EE  
Sky & BT tv is available, Virgin tv is not available  
Broadband speeds standard 5 mbps Superfast 36 mbps, ultra fast 1800 mbps

**Flood Risk**  
Very low risk of flooding from rivers sea or surface water

**Legal Disclaimer**  
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Floor Plan

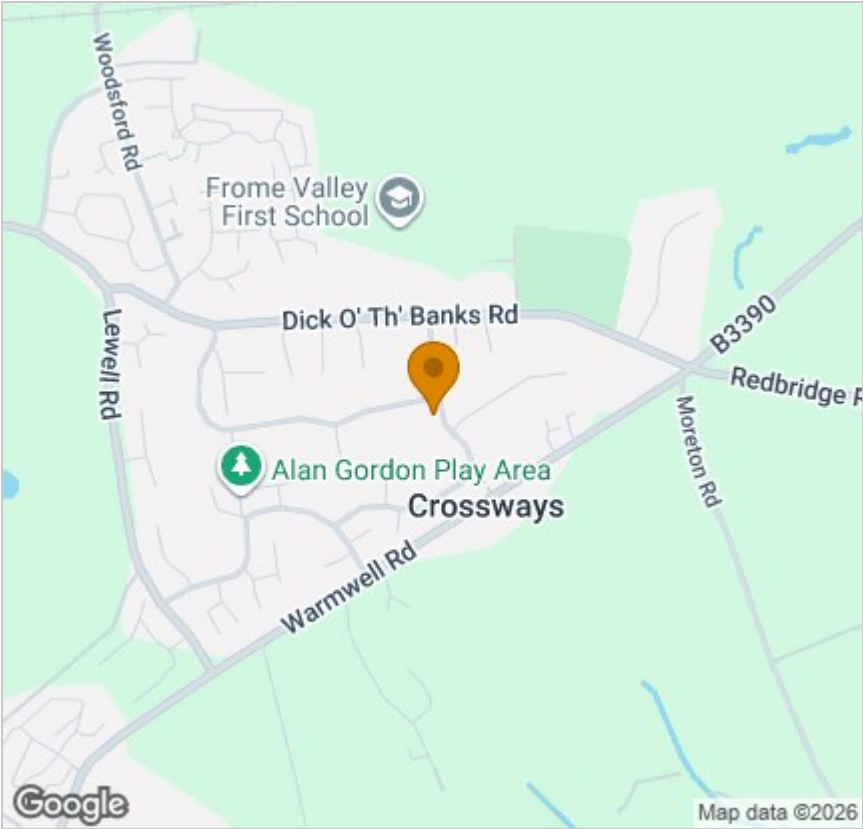


Viewing

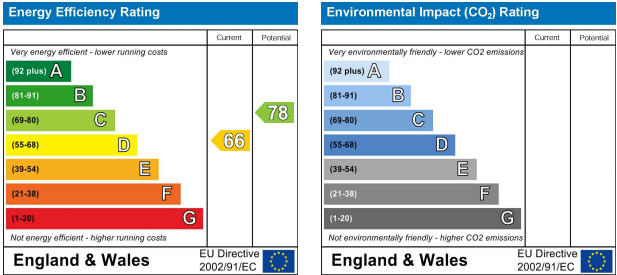
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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