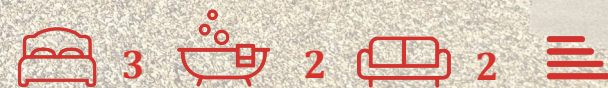




20B Green Lane
Crossways Dorchester, DT2 8BP

£495,000 Freehold



20B Green Lane

Crossways Dorchester, DT2 8BP

A lovely three bedroom detached bungalow with ample off road parking and with a double garage located on a level plot within the village of Crossways. Internally the property offers well proportioned accommodation with a contemporary kitchen dining room plus separate double aspect lounge opening on to the patio and garden, there are also three bedrooms with an en suite shower room to bedroom one and a family bathroom. Outside the gardens have been attractively landscaped. there are local amenities close by within Crossways and the county town of Dorchester and the coastal resort of Weymouth are a short drive away.

Entrance Hall

Two built in storage cupboards with one also housing the gas boiler

Lounge

17'3" x 12'7" (5.26 x 3.85)

Double aspect room with French doors on to patio and garden

Kitchen Dining Room

17'3" x 13'7" (5.26 x 4.15)

Contemporary kitchen Dining Room a Double aspect room offering a one and a half bowl sink unit set into worktops with drawers and cupboards below plus wall mounted cupboards, Integrated induction hob and oven plus fridge freezer, dish washer and washing machine, breakfast bar and ample space for dining table. French doors on to patio and garden

Bedroom 1

15'8" x 10'11" (4.80 x 3.34)

Built in wardrobes

En Suite Shower Room

Fitted with white three piece suite offering large walk in shower, wash hand basin with storage drawers below and WC, part tiled walls and tiled floor, towel radiator.

Bedroom 2

10'9" x 9'11" (3.30 x 3.03)

Bedroom 3

10'5" x 9'10" (3.20 x 3.01)

Built in wardrobes

Bathroom

Fitted with modern three piece white suite offering Shower bath with screen wash hand basin with storage drawers below & WC part tiled walls, tiled floor and towel radiator





Double Garage & Parking 20'0" x 16'8" (6.12 x 5.09)

The property is approached over a shared gravel driveway leading to ample off road parking and access to the Double Garage with up and over door power and light and service door to the rear garden

Garden

Attractively presented garden to the side with ample patio leading to lawned area and well stocked borders, the rear of the property is laid to gravel

Council Tax

Band E Council Tax with Dorset Council

Construction

Flood Risk

Very low risk of flooding from river, sea or surface water

Phone and Broadband signal strength and coverage

Vodafone, O2, 3 & EE are poor
TV, Sky & BT are available Virgin in not available
Broadband estimated standard 5 mbps
superfast 45 mbps ultrafast is not available yet

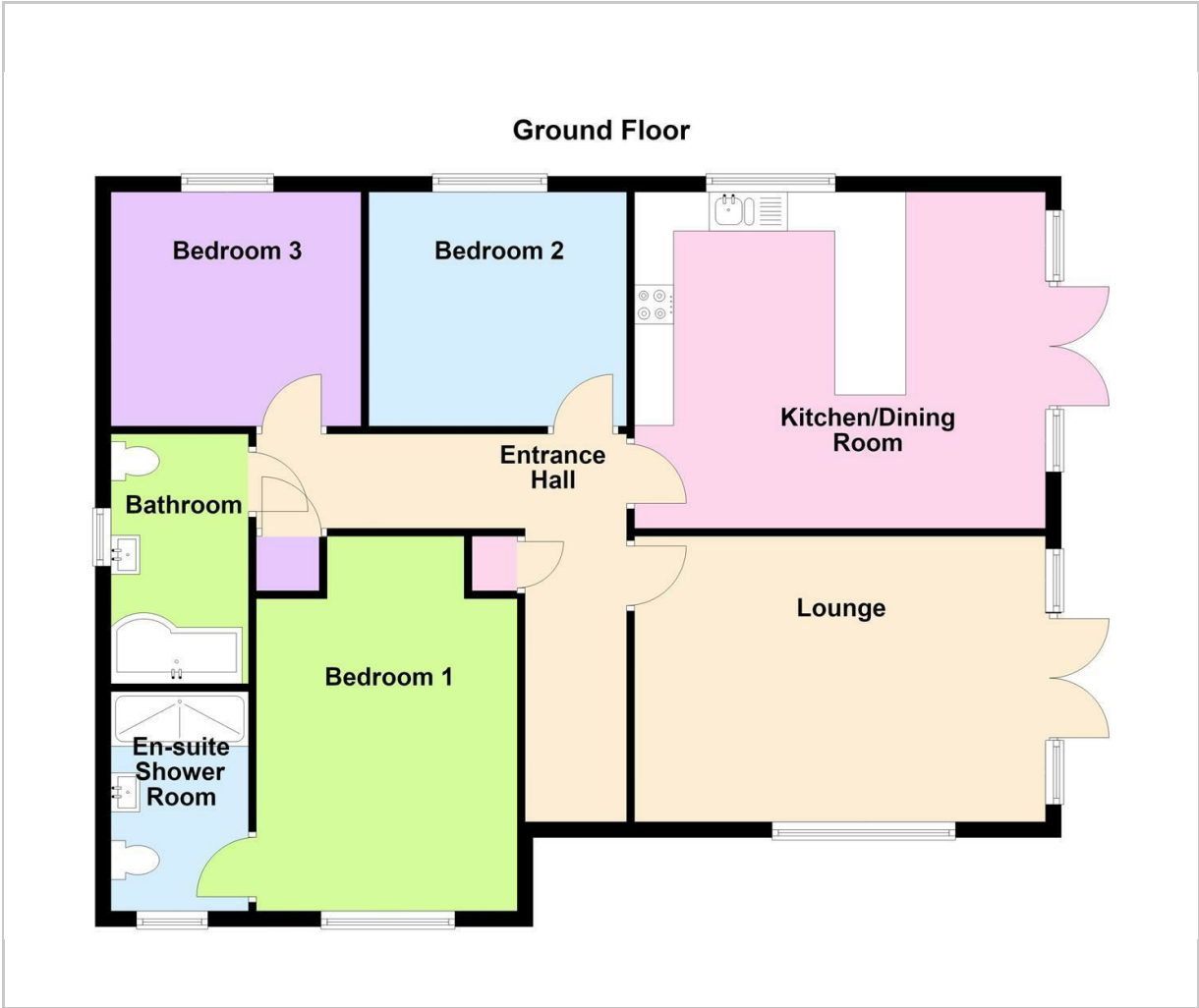
Utility Supplies

Mains gas electric water and drainage are connected

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

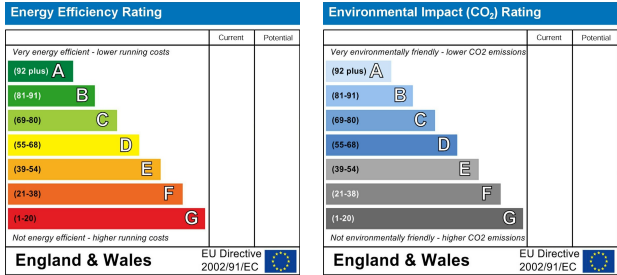
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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.

Area Map



Energy Efficiency Graph



35 St Thomas Street, Weymouth, DT4 8EJ
Tel: 01305 776 666 Email: property@hgh.co.uk www.hgh.co.uk