



The Landings
Dorchester

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



This well-presented three-bedroom terraced family home is located within the modern Crossways development, positioned at the back of the cul-de-sac and set back from passing traffic, offering a more private setting. The property offers accommodation including a well-equipped kitchen, reception room, ground-floor W/C, and a family bathroom. Externally, the home features a private, easy-to-maintain garden and benefits from two allocated parking spaces, along with additional visitor parking. EPC Rating B.

The property is situated within the popular expanding village of Crossways, located on the outskirts of Dorchester. Crossways offers a good village school that is in the catchment area for Dorchester's Thomas Hardy Upper School. Located about 6 miles east of Dorchester, is a vibrant Dorset village with around 2,267 residents. The village offers essential amenities such as local shops, library, community and youth centres, a doctors surgery, and the Warmwell Leisure Centre, all within a walk or short drive. A rail link via Moreton station makes travel easy to Dorchester and beyond. Moreton, a smaller village perched beside the River Frome exudes rural charm and is known for tranquil walking and cycling routes, including the Purbeck Cycle Way, Jubilee Trail, Hardy Way, and the Frome Valley Trail. Attractions include the beautiful engraved windows at St Nicholas' Church, the grave of T.E. Lawrence and the Moreton Walled Gardens, a serene 5-acre landscaped space with flowers, café, and gift shop. The village hosts equestrian and cycling events, plus long-distance trails and horse-riding.



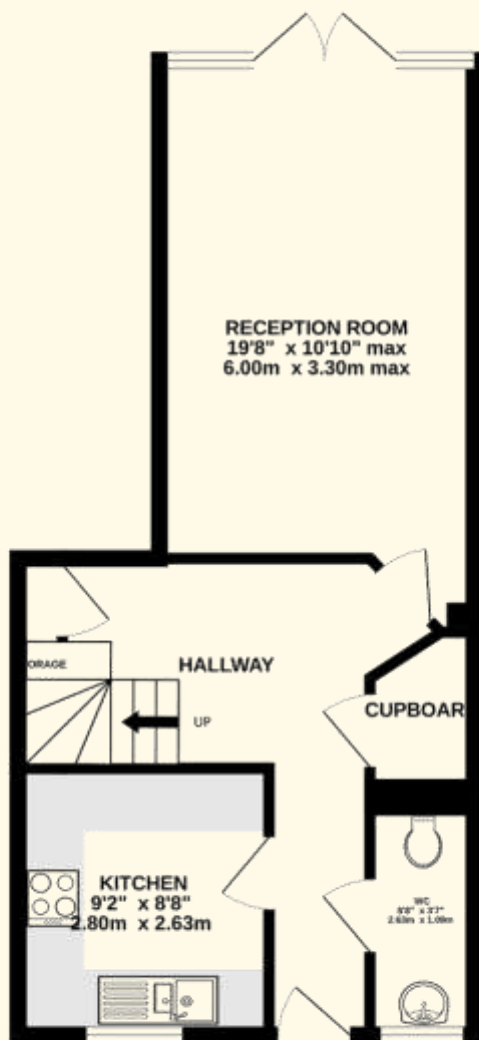
A modern front door opens onto the hallway offering space to decant and store outdoor wear with stairs to the first floor, a WC and useful storage cupboard. The spacious reception room is elegantly presented, offering ample space for both lounge and dining furniture. French doors to the rear of the room allow plentiful natural light in and gives direct access to the rear garden.

The modern kitchen is well equipped and is fitted with a range of wall and base-level units with work surfaces over and matching upstand. There is a variety of integral appliances, including a fridge/freezer, washing machine, dishwasher, an eye level double oven and electric hob with extractor hood over. The boiler is neatly concealed within the units, enhancing the overall polished look of the room and light floods in through the front aspect, double glazed window. Additionally, this lovely home benefits from underfloor heating throughout the ground floor.

All three bedrooms are on the first floor, and two of the three are of double size. All rooms maintain the property's tidy presentation with neutral tones and finished with carpet. Bedroom one and three have front facing windows whilst bedroom two has a rear facing window with views overlooking the garden. The family bathroom is tastefully finished with a white suite, including a paneled enclosed bath with central mixer tap, a cubicle corner shower, wash hand basin and W/C, finished with modern and attractive, part tiled walls.

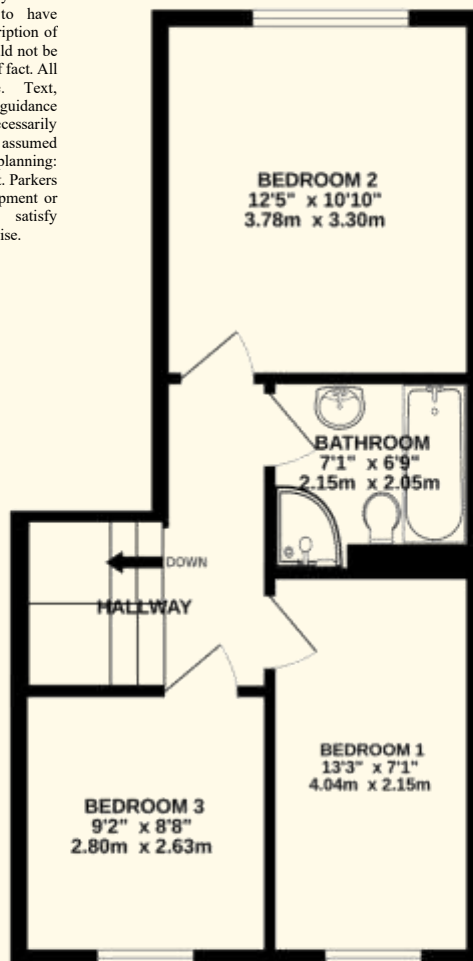
Externally, the property is approached via a pathway with parking for two cars directly to the front plus additional visitor spaces. To the rear, there is a fully enclosed garden designed for low maintenance, fitted with astro turf and a planted border along the fence.

GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 860 sq.ft. (79.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Services:

Mains electricity and water are connected.
Gas fired central heating.
Under floor heating throughout the ground level.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

The council tax band is D.

Agents Note:

Crossways is subject to ongoing housing allocations/development.
The property is subject to a residence management company with a monthly charge of £15.

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-floodrisk.service.gov.uk/risk#>

Broadband and Mobile Service:

At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

For up-to-date information please visit
<https://checker.ofcom.org.uk>

Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance. Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>