



Brough Lane  
Crossways



This semi-detached, family home is situated within the expanding village of Crossways with accommodation including a sitting room, modern kitchen, three bedrooms, family bathroom and ground floor WC. Externally, the home benefits from a low-maintenance garden and two parking spaces. EPC rating C.

The property is situated within the popular 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. Nearby Dorchester is steeped in history and enjoys some of the county's most noted period architecture, all set amongst a beautiful rural countryside. Dorchester offers a plethora of shopping and social facilities including a cinema, leisure centre, Borough Gardens and a choice of many excellent public houses and restaurants. Dorchester town boasts train links to London Waterloo and Bristol Temple Meads and regular bus routes to adjoining towns. Neighbouring village Moreton offers a village train station within the network.



An entrance door takes you through to the property's hallway with access offered to all ground floor rooms including the WC.

The sitting room has good-size dimensions with space for both dining and living furniture and receives plentiful natural light via a triple aspect.

The kitchen is fitted with a range of cream coloured wall and base level units with worksurfaces over and tiled splashback. Integral appliances include an oven and grill and four-ring gas hob with extractor fan above. Space is allocated for additional appliances and direct access to the garden is provided.



All three bedrooms benefit from either a front or side aspect window and all bedrooms are also accompanied by fitted storage.

The family bathroom has been furnished with an enclosed bath with shower attachment and shower screen, WC and wash hand basin.

To the side, there is an enclosed garden with areas of patio, shingle and lawn. There is also two parking spaces offered.

**Services:**

Mains electricity, water and drainage are connected. Gas fired central heating.

**Local Authorities:**

Dorset Council

County Hall

Colliton Park

Dorchester

Dorset

DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is C.

**Flood Risk:**

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

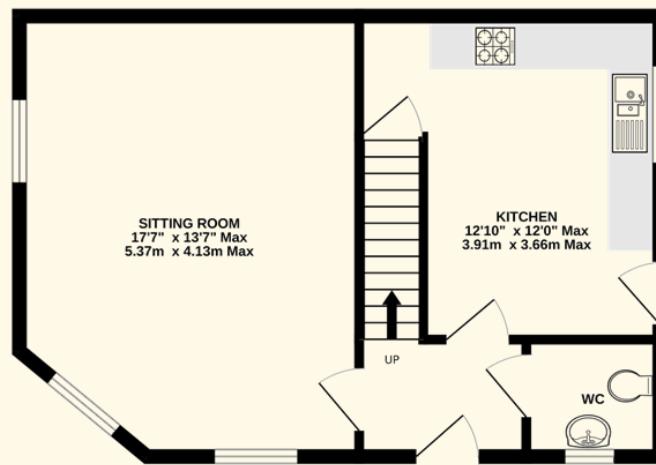
<https://check-long-term-flood-risk.service.gov.uk/risk#>

**Agents Notes:**

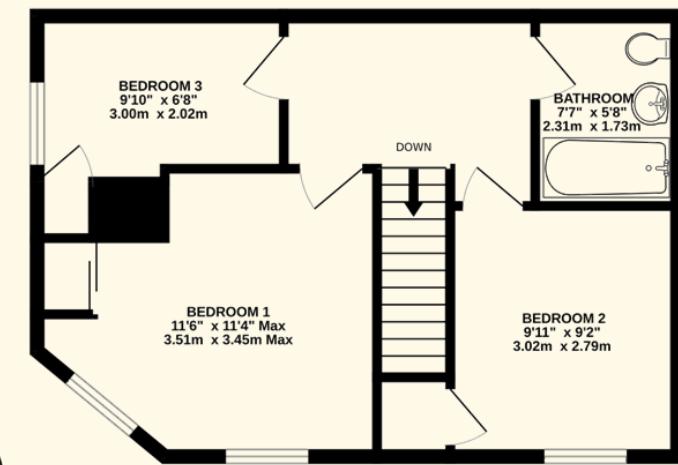
It is our understanding the land in front of the two allocated parking spaces is owned by the property and we also understand that the property owns the majority of the lane to the front of the home.

**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.

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



1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 872 sq.ft. (81.0 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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