



Binghams Road  
Crossways





Offered for sale with no onward chain is this detached family home in the popular residential area of Crossways. The property has accommodation consisting of three double bedrooms, family bathroom, two reception rooms, kitchen and conservatory. Furthermore, there is an enclosed westerly facing garden, single garage and driveway providing ample off-road parking. EPC rating C.

The property is situated within the village of Crossways, located on the outskirts of Dorchester. Crossways offers a convenience store and village first school and is in the catchment area for Dorchester's Thomas Hardy Upper School. There is plentiful nearby countryside, stunning landscapes and natural beauty. The neighbouring village of Moreton is famous for its beautiful church, St Nicholas, and offers Frampton Arms Pub, Moreton Tea Rooms and The Walled Garden.

The County town of 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 shopping and social facilities including a cinema, museums, history centre, leisure centre, Borough Gardens and a choice of many excellent public houses and restaurants. Both Crossways and Dorchester boast train links to London Waterloo and Bristol Temple Meads and regular bus routes to adjoining towns.



Entrance is gained via a side aspect, part glazed UPVC door to an inner hallway which gives access to both reception rooms and houses stairs rising to the first floor.

The sitting room is a light and spacious room with two front aspect windows. There is a central fire place housing an electric fire with stone surround & mantle and an under stairs storage cupboard. The dining room offers further living accommodation with french doors leading to the conservatory and a wood effect flooring which flows in to the kitchen.

The kitchen has wall and base level units with work surfaces over and tiled splash back. There is an integral electric oven and four ring gas hob. Space is provided for further appliances and there is a door providing direct access to the garden.



Stairs rise to a spacious first floor landing. Situated on the first floor are the property's three bedrooms and family bathroom. All bedrooms are double in size and gain natural light via either a front or rear aspect window. Bedrooms one & two further benefit from fitted wardrobes.

The family bathroom has a suite consisting of a panel enclosed bath with shower over, WC and wash hand basin. The room is finished with part tiled walls and wood effect flooring.

Externally, the property has an enclosed garden enjoying a westerly facing aspect and laid mainly to lawn with an area of patio abutting the property. There is an insulated timber shed and a pedestrian door leading to the garage which has light, power, heating and an electric roller door. To the front of the property there is a driveway providing off road parking for 4-5 cars.



### Room Dimensions:

Sitting Room	5.84m x 4.52m max (19'02" x 14'10")
Dining Room	3.40m x 2.62m (11'02" x 8'07")
Kitchen	3.40 x 2.39m (11'02" x 7'10")
Conservatory	4.22m x 2.31m (13'10" x 7'07")
Bedroom One	5.11m x 2.79m (16'09" x 9'02")
Bedroom Two	3.40m x 2.62m (11'02" x 8'07")
Bedroom Three	2.90m x 2.62m (9'06" x 8'07")
Family Bathroom	1.83m x 2.39m (6'00" x 7'10")
Garage	4.70m x 2.29m (15'05" x 7'06")

### 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 D.

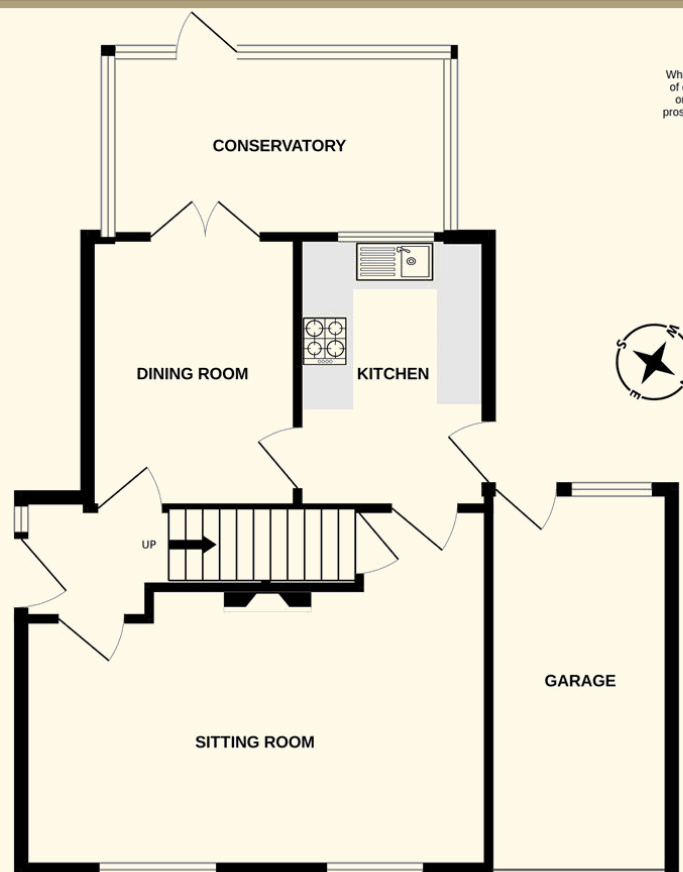
### Flood Risk:

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#>

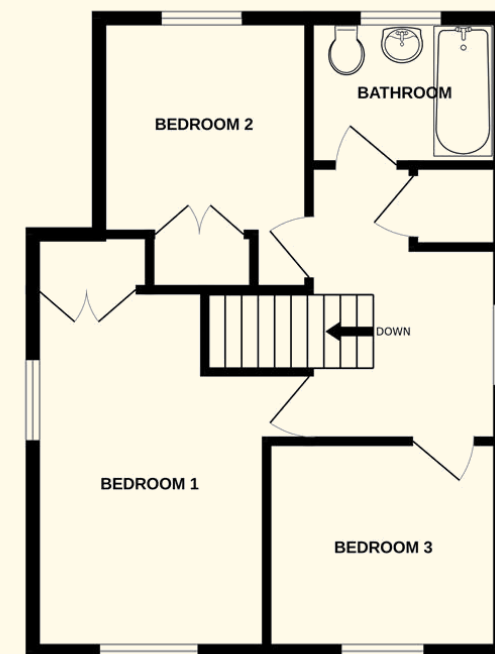
### Agents Notes:

Please note the current pictures were taken during a previous occupancy.



GROUND FLOOR  
691 sq.ft. (64.2 sq.m.) approx.

TOTAL FLOOR AREA : 1166 sq.ft. (108.3 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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1ST FLOOR  
475 sq.ft. (44.1 sq.m.) approx.

### Broadband and Mobile Service:

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

There is a good chance of getting a connection good enough to support mobile services. You may be able to get limited indoor coverage.

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

**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.