



2a Green Lane  
Crossways, DT2 8BP



A beautifully presented, extended 3 bedroom detached bungalow with a spacious open plan kitchen/dining room and 2 garages set on a westerly facing plot.

- Renovated throughout in recent years
- Beautifully presented
- 3 bedrooms
- Spacious sitting room
- Kitchen/dining room with fitted appliances
- Separate utility room
- Parking for several vehicles
- 2 detached single garages & a workshop
- Secluded westerly facing garden
- Short walk to local amenities
- Chain free

**ASKING PRICE:**

£400,000 (Freehold)

**EPC RATING:**

Band - D







## Description

A beautifully presented and extensively renovated detached bungalow, occupying a generous westerly-facing plot in a convenient position within the popular village of Crossways. Offered with no forward chain, the property has undergone significant improvement in recent years, including an extension, rewire, new glazing and doors, replumbing, and the installation of a stylish modern kitchen and bathroom, creating a superb home ready for immediate occupation.

The accommodation is accessed via a covered entrance canopy leading to a welcoming entrance hall. A particular highlight of the property is the impressive dual-aspect kitchen/dining room, enjoying views over both the front and rear gardens and providing direct access outside. The kitchen is fitted with an attractive range of base and eye-level units complemented by a breakfast bar and wall-mounted display cabinets. Integrated appliances include a fridge freezer, dishwasher, oven and hob, making it a practical and sociable space for everyday living and entertaining.

The sitting room is another standout feature, benefitting from a dual-aspect outlook, a high ceiling that enhances the feeling of space, and double doors opening onto the rear garden, allowing an abundance of natural light to flood the room.



There are three well-proportioned bedrooms, all served by a beautifully appointed bathroom fitted with a contemporary traditional-style suite comprising a panelled bath with shower over, wash hand basin and WC. In addition, a useful utility room provides built-in storage together with space and plumbing for both a washing machine and tumble dryer.



## Outside

Externally, the property continues to impress. A substantial driveway provides parking for numerous vehicles and leads to two detached single garages, one of which benefits from an adjoining workshop, ideal for hobbies, storage or home projects.

The front garden is laid predominantly to lawn with established planted borders, creating an attractive approach. To the rear, the garden enjoys a private and sunny westerly-facing aspect and has been thoughtfully landscaped for ease of maintenance. A large patio provides an excellent space for outdoor dining and entertaining, whilst the lawn and raised planted borders add colour and interest throughout the seasons. The garden is enclosed by timber panel fencing, offering a good degree of privacy and security.

## Location

Crossways is a thriving and well-connected village situated between Dorchester and Wareham, offering an excellent range of local amenities including convenience stores, a pharmacy, doctors' surgery, public house, village hall and well-regarded primary school. Moreton railway station is nearby.

The nearby county town of Dorchester offers a wider selection of shopping, leisure and educational facilities, whilst the spectacular Jurassic Coast, with destinations such as Lulworth Cove and Durdle Door, is within easy reach. The surrounding Dorset countryside provides an abundance of walking, cycling and outdoor recreational opportunities, making Crossways an ideal location for those seeking both convenience and a relaxed village lifestyle.

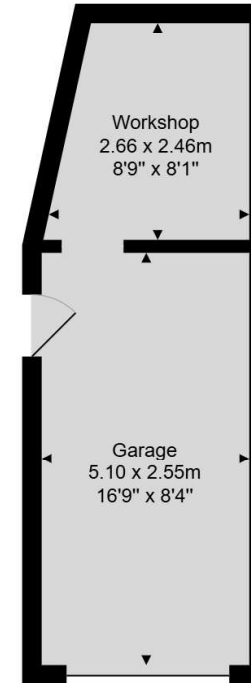
## Additional Information

Council tax band - D

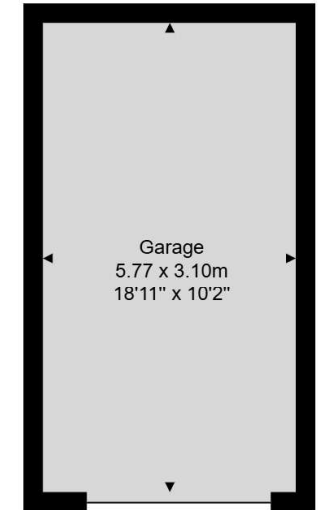




Area: 88.1 m<sup>2</sup> ... 948 ft<sup>2</sup>



Area: 19.3 m<sup>2</sup> ... 208 ft<sup>2</sup>



Area: 17.9 m<sup>2</sup> ... 193 ft<sup>2</sup>

Total Area: 125.3 m<sup>2</sup> ... 1349 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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