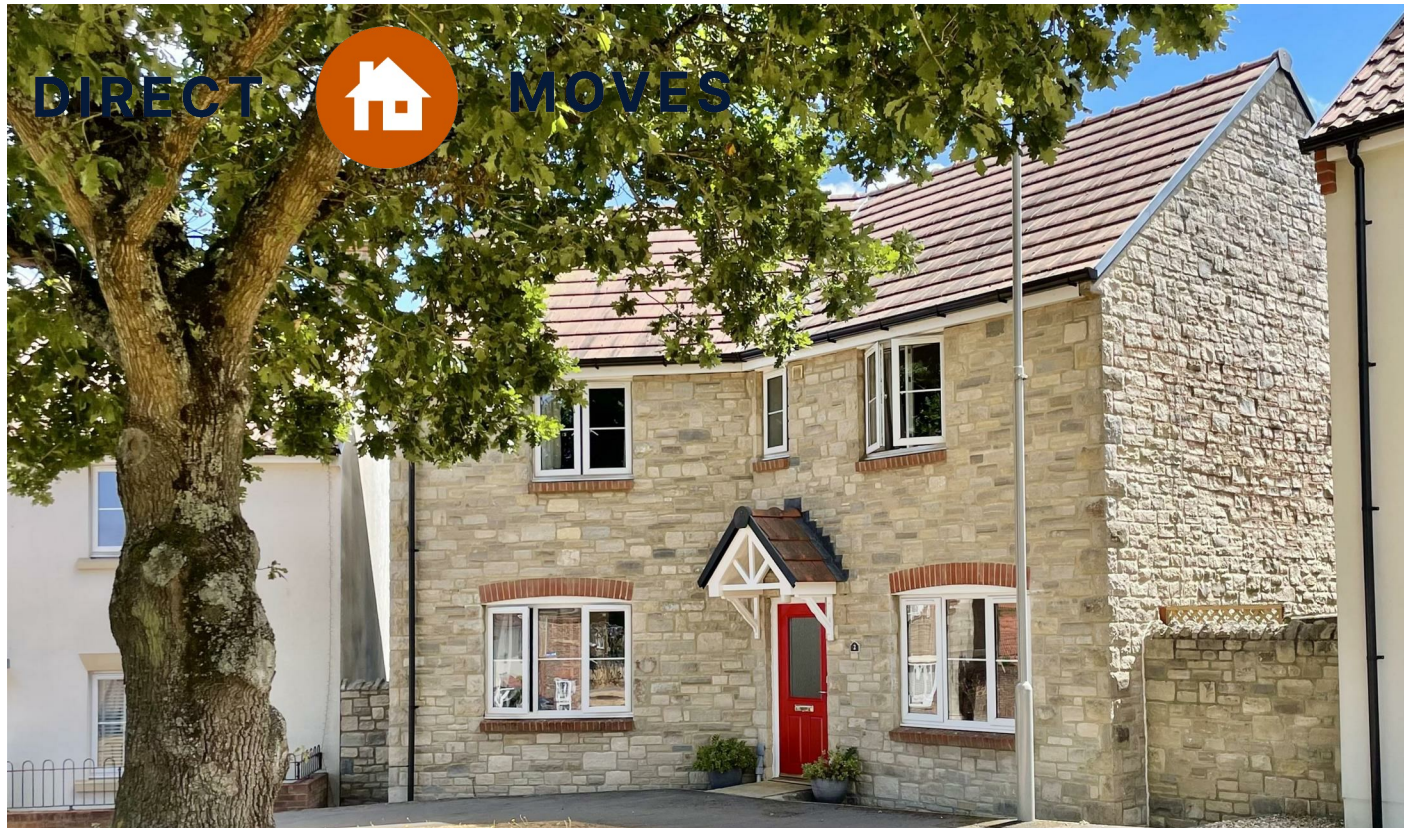




## Blackwell Walk

### Crossways, Dorchester DT2 8WS

- Four double bedroom detached family home
- Meticulously maintained south facing rear garden
- Desirable location within a stroll of Silverlake, Co-op convenience store and dining facilities
- Dual aspect kitchen/ diner with breakfast bar
- Beautiful curb appeal with green to the front of the property
- Parking for multiple cars, EV charging point and a garage
- Four double bedrooms all enjoy pleasant outlook
- Excellent transport links with access to Dorchester Weymouth the A35 and mainline rail
- Expansive sitting room with log burner and french doors onto garden
- Peaceful Crossways village setting with nearby greenery, countryside and woodland walks

**Offers Over £425,000 Freehold**





#### **Front of property**

Blackwell Walk benefits from a pleasant front outlook onto a green with a pathway leading to the property entrance, a Upvc front door opens into the entrance hallway.

#### **Entrance hallway**

An exceptionally spacious hallway with doors opening into all downstairs rooms, stairs rise to the first floor landing, a double glazed door opens onto the rear garden patio a door opens into under-stair storage and ceiling coving features throughout.

#### **Sitting room**

18'4" x 13'1"

An expansive dual aspect reception room. A front aspect window looking onto surrounding greenery and double glazed French doors onto the rear garden flood the room with natural light, ceiling coving features throughout, a chimney stack creates a focal point and lays host to a log burner with a stone surround.

#### **Downstairs W/C**

7'2" x 4'3"

A rear aspect downstairs W/C with an obscured double glazed window, a low level W/C and a hand wash basin with stainless mixer tap and tiled surround.

#### **Open plan kitchen/ diner**

18'4" x 16'0"

A spacious, light filled, dual aspect open plan room serving both the dining room and kitchen. Large double glazed windows look onto the rear garden and surrounding greenery to the front.



### Kitchen

16'0" x 9'6"

A modern fitted kitchen featuring a range of eye and base level units with incorporated one and a half bowl sink with stainless mixer, a four ring gas hob with an extractor fan above, an eye level oven and grill as well as space under-counter for white goods. A breakfast bar with storage beneath creates a partial partition while maintaining seamless flow into the dining room.

### Dining area

13'1" x 8'2"

Ceiling coving features throughout, ample room for a dining table and furniture.

### First floor landing

A well proportioned light filled hallway with outlook over the rear garden, a cupboard opens into a large over-stair storage and a door opens into an airing cupboard and doors open into all bedrooms and the bathroom.

### Bedroom one

13'5" x 11'1"

A large front aspect double bedroom with outlook over greenery to the front, ample space for wardrobes, a door opens into the en-suite.

### En-suite

5'6" x 5'6"

A front aspect en-suite shower room with an obscured double glazed window, an ingress shower with a bifold sliding door and a handheld attachment, a vertical heated towel rail, a hand wash basin with stainless mixer tap and a low level W/C

### Bedroom two

10'2" x 8'6"

A rear aspect double bedroom with a double glazed window looking onto the rear garden and space for wardrobes.

### Bedroom three

11'5" x 8'6"

A front aspect double bedroom with a double glazed window looking onto surrounding greenery and ample space for wardrobes.

### Bedroom four

11'9" x 9'10"

A rear aspect double bedroom with a double glazed window looking onto the rear garden and ample space for wardrobes.

### Family bathroom

7'10" x 5'6"

### Rear garden

A meticulously maintained, south-facing rear garden offering a variety of beautifully arranged outdoor spaces. Entering via secure gated access, a patio walkway guides you through areas of level lawn, gravel with attractive planters, and a raised decking terrace that provides an excellent setting for seating and entertaining. The garden enjoys multiple access points, including a double-glazed UPVC door into the garage, French doors into the living room, and a further UPVC door into the hallway. Practical additions such as an outside tap, EV charging point, outdoor lighting, and a range of mature shrubbery complete this well-designed and inviting space.

### Garage

17'8" x 9'2"

A well-proportioned garage featuring vaulted ceilings providing storage potential. The space includes an up-and-over garage door, a side aspect UPVC door opening into the garden. The garage is equipped with power and lighting, making it a versatile and practical area suitable for storage, hobbies, or workshop use.

### Parking

The property benefits from generous rear parking, with multiple spaces positioned in front of the garage and an additional allocated space within a private residents' parking area. From here, an up-and-over door opens directly into the garage, while a wooden gate provides convenient access into the rear garden, ensuring seamless movement between parking and outdoor areas.

### Disclaimer

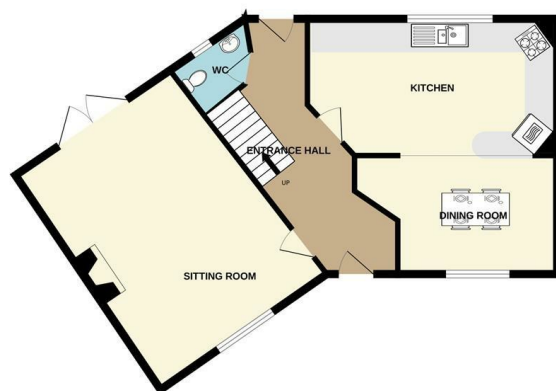
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Council Tax Band E  
EPC Rating

GROUND FLOOR



1ST FLOOR



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