

Corfe Mullen
Dorset, BH21 3JD

FOR SALE

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WHERE SERVICE COUNTS



Corfe Mullen, BH21 3JD

FREEHOLD PRICE GUIDE: £565,000

A well presented and deceptively spacious detached bungalow offering three/four bedrooms and two reception rooms as well as a large kitchen/breakfast room and sun conservatory. The property is situated on a good size plot in a quiet cul de sac location with stunning countryside views.

- Entrance lobby with built in cloaks cupboard
- Spacious sitting room with large front aspect picture window and double concealed doors to snug
- Snug with laminate flooring and double glazed door to sun conservatory
- Large sun conservatory enjoying stunning views over garden and towards open countryside
- Good size kitchen/breakfast room again with fantastic views over garden and countryside beyond. The kitchen has a range of high gloss base and eye level units and drawers with complementary worktops, inset electric hob and built in oven and grill, space for appliances and table and chairs, rear aspect window and patio doors to terrace and garden
- Shower room off kitchen/breakfast room with modern suite of shower cubicle, vanity unit with wash hand basin, WC and fully tiled walls
- Bedroom four/hobbies room previously converted from part of the garage, door giving access into kitchen
- Four generous size bedrooms
- Stunning family bathroom with free standing bath, separate shower cubicle with overhead rain shower, vanity unit with wash hand basin, WC and tiled walls
- Double glazing and gas heating
- Outside: Front garden with sloping driveway giving off road parking leading to storage garage. The garden is then laid to lawn with well stocked flower/shrub borders. Access via both sides leading to rear garden. Rear garden has raised terrace patio area with stunning views. Steps lead down to large lawn area, again with well stocked flower, shrub and tree borders. To the rear a timber summerhouse and small pool which is heated via the summerhouse electrics (can be removed if not required). Timber shepherd style hut again with superb views

The property is situated in a well established area which is renowned for its sought after schools and in close proximity to a range of local shops and amenities. It is within three miles of Wimborne town centre where a number of shops, restaurants, public houses can be found as well as the renowned Tivoli theatre.

COUNCIL TAX BAND: E EPC RATING: E

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.

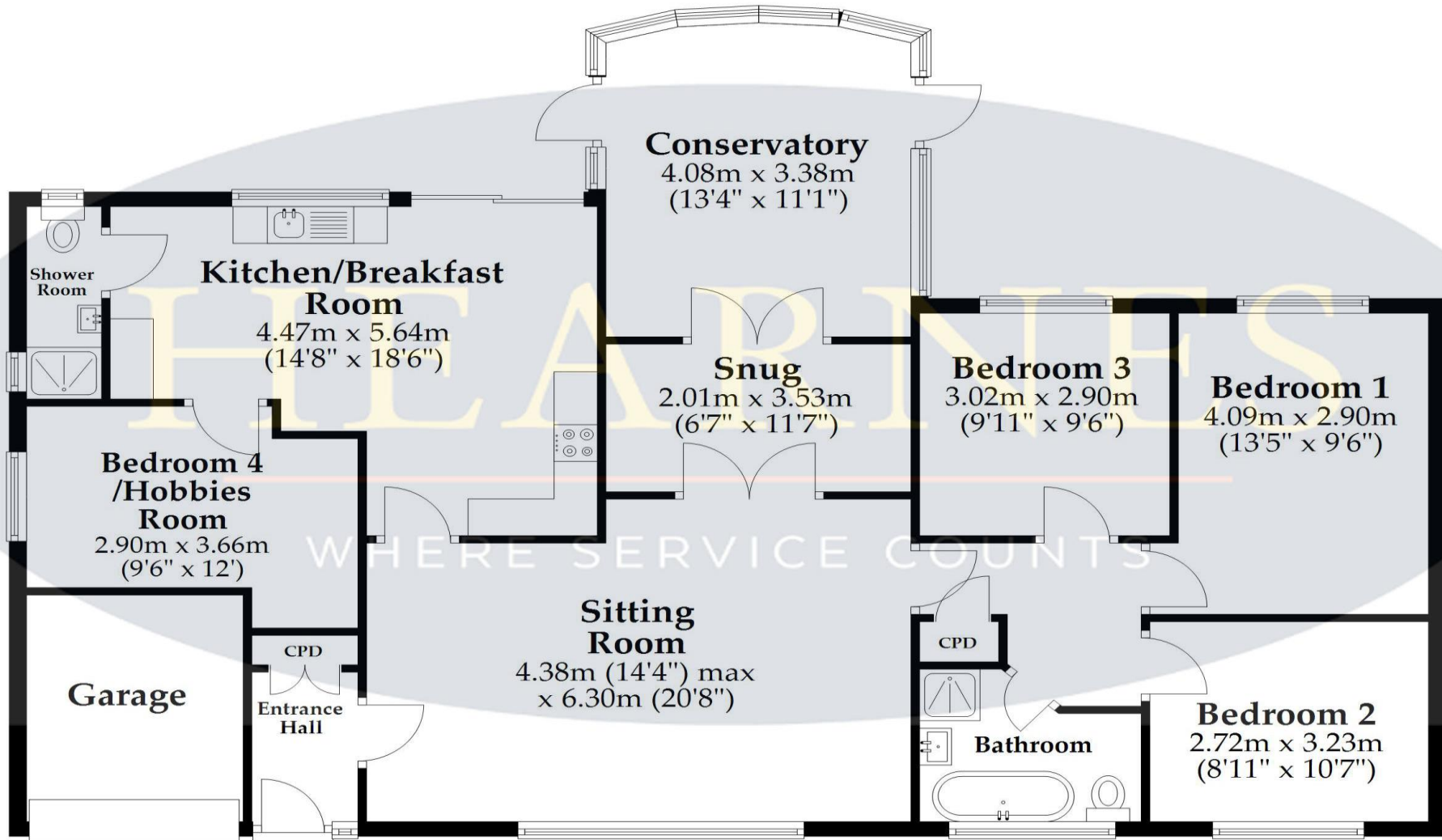




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Ground Floor

Approx. 134.1 sq. metres (1443.2 sq. feet)



Total area: approx. 134.1 sq. metres (1443.2 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood





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