



**Corfe Mullen  
Dorset, BH21 3HW**

**HEARNES**

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# Corfe Mullen, Dorset, BH21 3HW

## FREEHOLD PRICE: £525,000

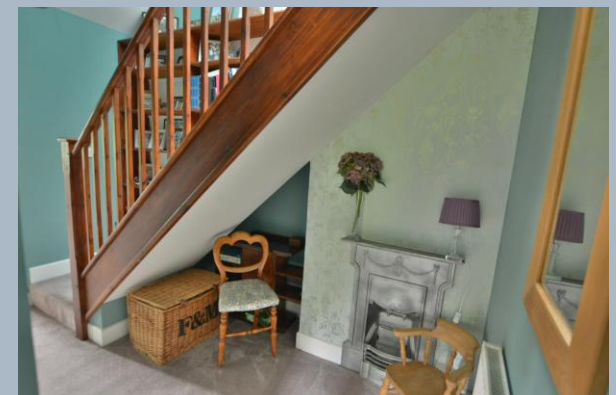
A well presented older style semi detached home offering four bedrooms, superb kitchen/summer lounge with separate utility room and ground floor shower room as well as a good size sitting room situated on a delightful plot with landscaped gardens backing onto open farmland and field. VENDOR SUITED.

- Covered entrance with composite front door to entrance lobby
- Good size sitting room with brick open fireplace, storage cupboard and square bay window overlooking the driveway and farmland beyond
- Superb kitchen/summer lounge with a range of painted oak base and eye level units with complementary oak wooden worktops, integrated dishwasher and fridge freezer, space for range cooker, large island/breakfast bar, wine rack, space for table and chairs and sofas, door to utility room and boot room and bifold doors leading onto patio area and garden
- Separate utility room with matching oak wooden worktops, sink and space for white goods
- Shower room with walk in double shower cubicle and WC
- Covered passageway ideal as boot room and storage area with door to both front and back
- 'L' shaped first floor landing with feature wrought iron fireplace and boiler cupboard housing combination gas boiler, pressurised hot water cylinder and linen space
- Three spacious first floor bedrooms, main bedroom with built in wardrobes and front aspect views over farmland and field beyond and bedroom two also benefiting from superb views over the garden and farmland beyond
- Family bathroom with jacuzzi bath, wash hand basin, WC, part tiled walls and views over the garden
- Staircase to second floor with built in bookshelves
- 'L' shaped bedroom four with one velux window with integral blind and one Dorma window. Access to large, boarded loft space
- Double glazing throughout and mains gas central heating and water
- Outside; Shingle driveway providing off road parking with range of mature planting and hedging. The rear garden has a paved terrace patio ideal for al fresco dining and raised borders, steps then lead up to the main garden which has a large lawn area and paved stepping stairs and an abundance of trees, shrubs and flower borders. Timber steps at the rear then lead to a raised decking area with seating and double glazed summerhouse with built in bar, power and lighting. A picket fence adjoins open farmland providing amazing views!

The property is situated in a well established area which is renowned for its sought after schools and in close proximity to local amenities including a petrol station, gym and swimming pool, various shops, a pub and cafe.

COUNCIL TAX BAND: C EPC RATING: D

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes 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.





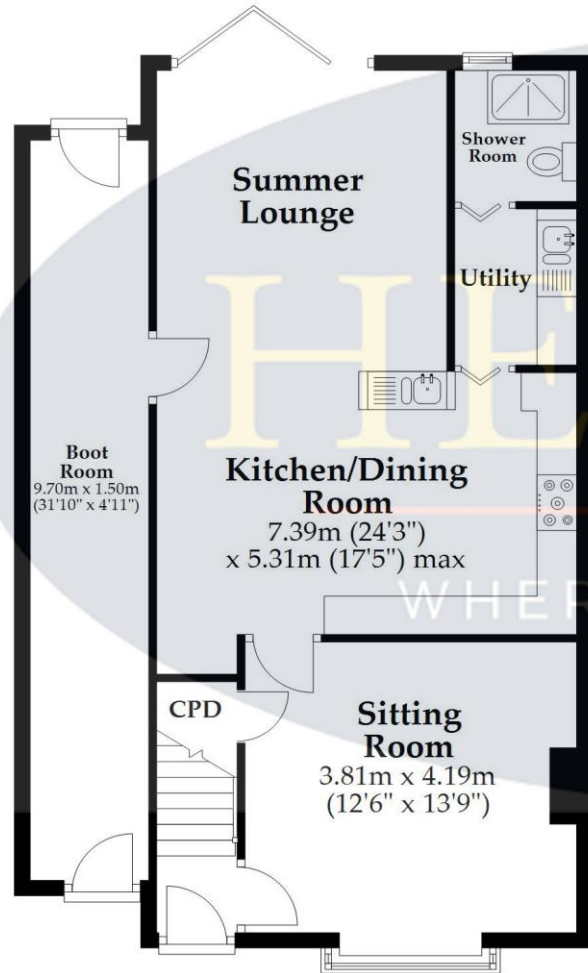




Note: Measurements were not taken  
by LJT Surveying and we cannot  
guarantee their accuracy.

## Ground Floor

Approx. 75.8 sq. metres (815.4 sq. feet)



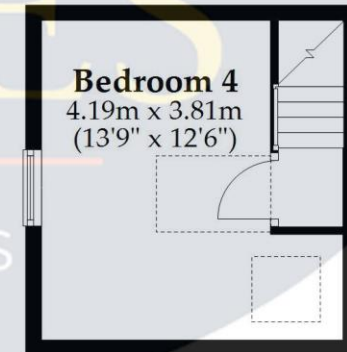
## First Floor

Approx. 60.0 sq. metres (645.7 sq. feet)



## Second Floor

Approx. 16.0 sq. metres (171.9 sq. feet)



Total area: approx. 151.7 sq. metres (1633.0 sq. feet)

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











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