



**HEARNES**

WHERE SERVICE COUNTS

**Corfe Mullen  
Dorset, BH21 3SB**

# Corfe Mullen, Dorset, BH21 3SB

## FREEHOLD GUIDE PRICE: £550,000 - £575,000

A well presented recently refurbished three bedroom, two reception room, two bathroom detached family home set on a corner plot with a private garden, garage and off-road parking.

- Generous size entrance hall with engineered oak flooring which continues through to the dining room and sitting room plus a contemporary oak open tread staircase
- Kitchen with range of high gloss cream units, stone tile splash backs and complementary cream quartz worktops, Smeg range cooker, chimney style extractor hood, integrated dishwasher, American style fridge freezer and high quality grey slate vinyl flooring
- Separate utility room with plumbing for washing machine
- Dining room with double glazed sliding patio doors opening onto the balcony overlooking the garden
- Contemporary cloakroom with wall mounted WC and wash hand basin set in a vanity unit
- Dual aspect sitting room with double glazed sliding patio doors opening onto the balcony deck area
- Three bedrooms, two large double bedrooms and a good size single. The main bedroom has a range of fitted wardrobes and an en suite shower room with walk in shower, wash hand basin set in a vanity unit and WC
- Family bathroom with double ended bath and wall mounted mixer taps, corner shower cubicle, wash hand basin set in a vanity unit and WC
- The property is set on a corner plot with a private garden and under property storage rooms with power and water, garage and off-road parking for two cars
- Solar panels: We understand from the vendor there is an annual income of approximately £700 (weather dependent)

The property is situated in a well established area in a popular location. Corfe Mullen is renowned for its sought after schools and in close proximity to local amenities offering a range of shops, a gym, two local pubs and petrol station. It is approximately 3.5 miles from 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: C

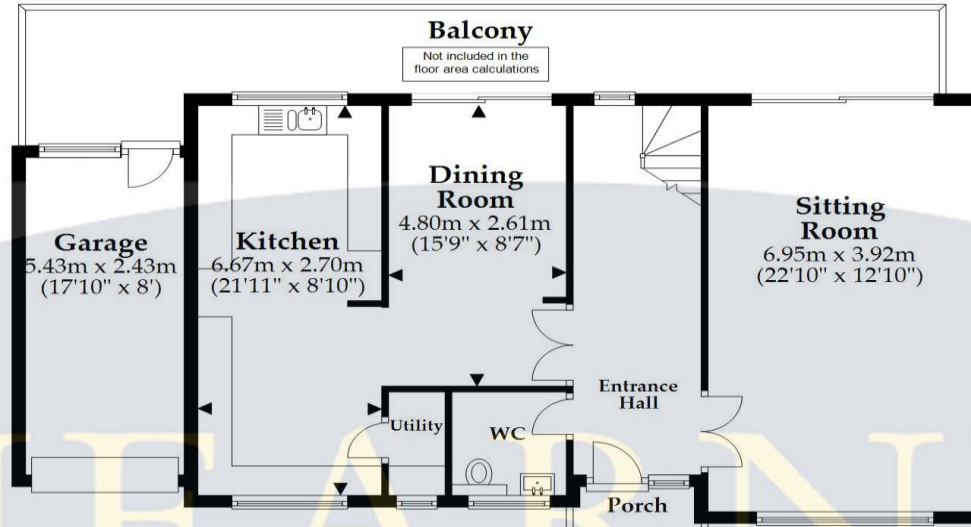
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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.





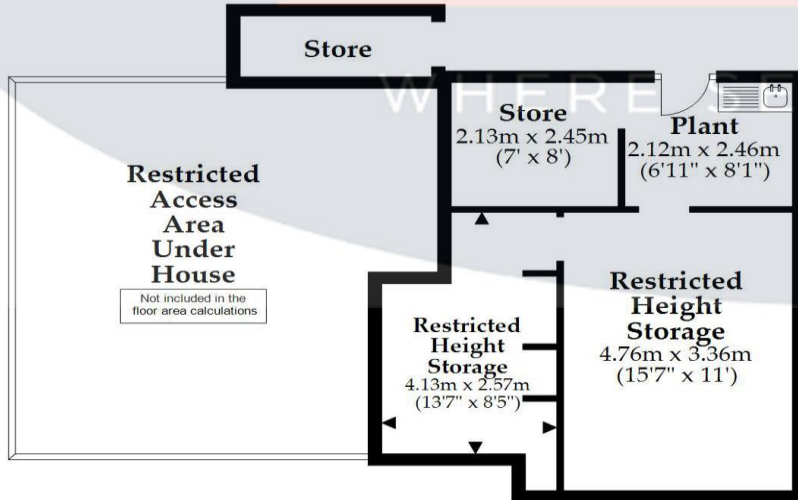
## Upper Ground Floor

Approx. 90.1 sq. metres (970.3 sq. feet)



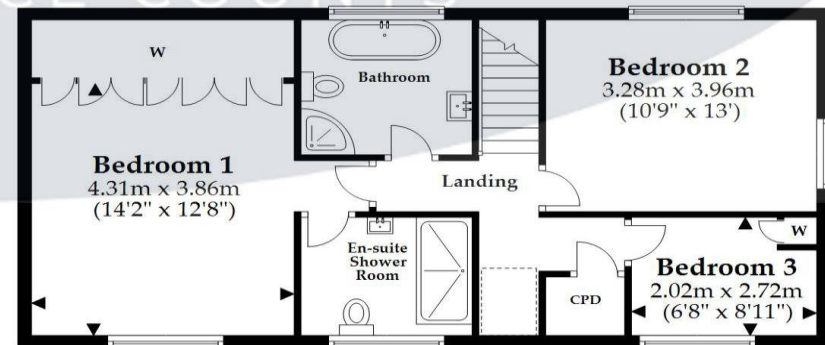
## Lower Ground Floor

Approx. 40.4 sq. metres (434.8 sq. feet)



## First Floor

Approx. 62.3 sq. metres (670.3 sq. feet)



Total area: approx. 192.8 sq. metres (2075.4 sq. feet)

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







**HEARNES**

WHERE SERVICE COUNTS

[www.hearnes.com](http://www.hearnes.com)

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: [Wimborne@hearnes.com](mailto:Wimborne@hearnes.com)

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD