

HEARNES

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**Corfe Mullen
Dorset, BH21 3RA**

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FREEHOLD PRICE: £475,000

A deceptively spacious and older style semi detached home offering three bedrooms and two reception rooms with a large kitchen/breakfast room, downstairs shower room and off road parking, car port and garage situated on a delightful plot. NO FORWARD CHAIN.

- Covered entrance porch leading to good size entrance hallway
- Downstairs shower/cloakroom with shower cubicle, vanity unit with wash hand basin and WC, ladder style towel rail and part tiled walls
- Spacious sitting room with feature stone fireplace with inset gas fire, French doors leading on to terrace patio and garden
- Separate dining room with open fireplace and front aspect window
- Large kitchen/breakfast room with range of base and eye level units with complementary worktops, inset gas hob with electric oven and grill, space for dishwasher, space for table and chairs, door to garage with rear aspect window overlooking garden
- Three good size bedrooms, main bedroom with built in wardrobes
- Family bathroom with three piece suite
- Double glazing and gas heating
- Outside: Driveway provides ample off road parking leading to car port and oversized garage. The rear garden has a large terrace patio ideal for al fresco dining, then there is a large lawn area with fruit tree and mature shrubs and hedging. To the rear of the garden a timber shed and greenhouse can be found.

The property is situated in a well established area in a popular location, renowned for its sought after schools and has a range of 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: D EPC RATING: D

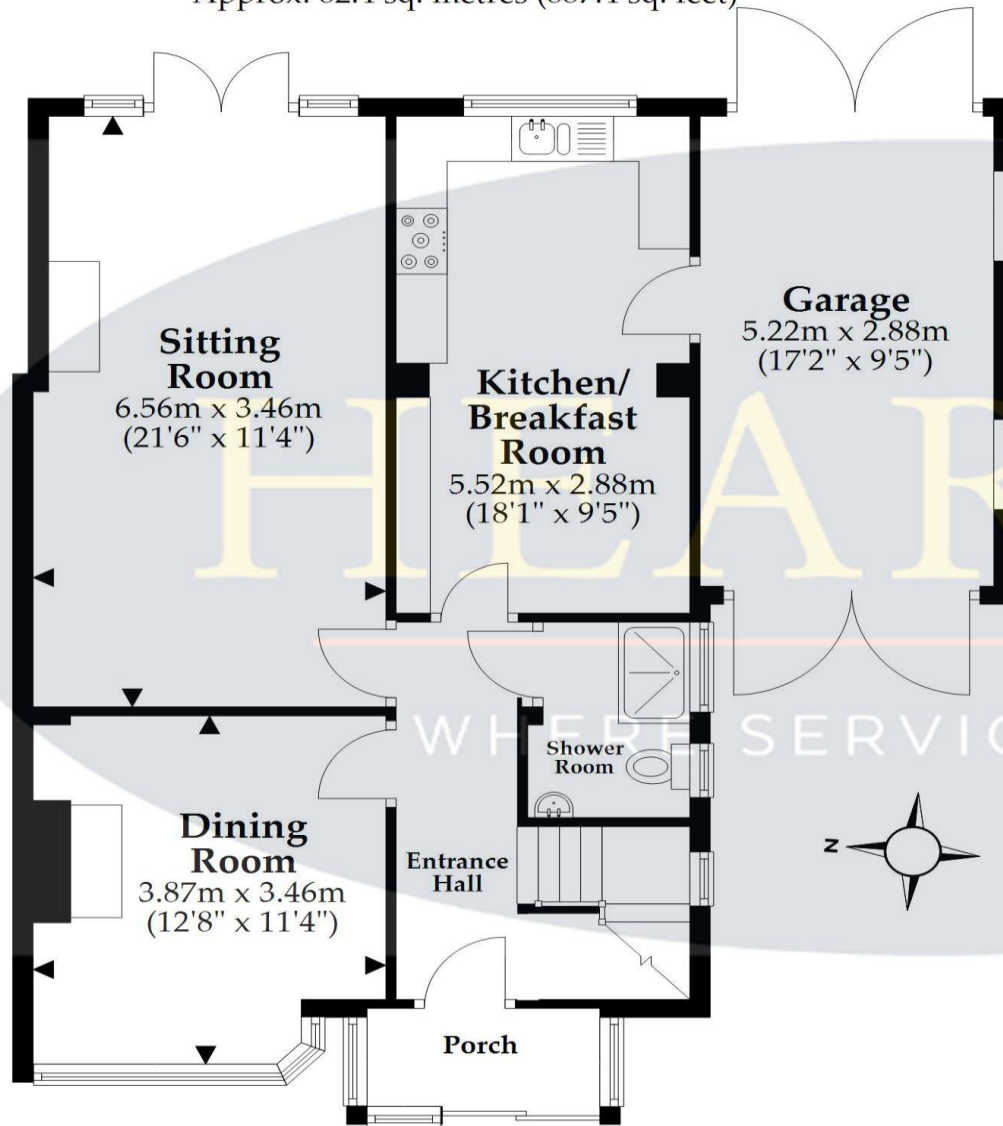
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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





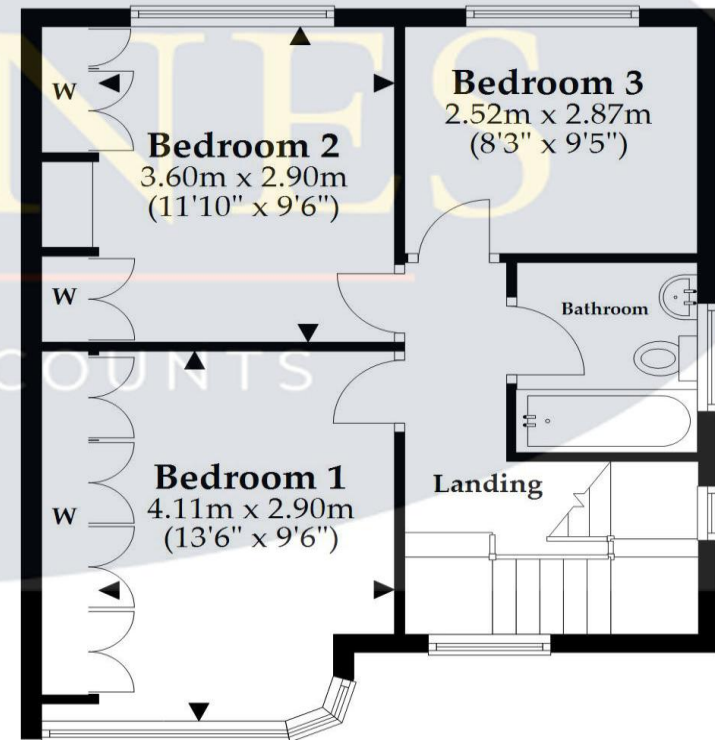
Ground Floor

Approx. 82.4 sq. metres (887.4 sq. feet)



First Floor

Approx. 46.3 sq. metres (498.8 sq. feet)



Total area: approx. 128.8 sq. metres (1386.1 sq. feet)

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







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