



HEARNES
WHERE SERVICE COUNTS

**Corfe Mullen
Dorset, BH21 3TE**

Corfe Mullen, Dorset, BH21 3TE

FREEHOLD PRICE: OIEO £400,000

An immaculately presented detached split level family home offering three double bedrooms, two bathrooms as well as a large kitchen/breakfast room and superb sun conservatory with off road parking and garage situated in a quiet cul de sac location.

- Large open fronted entrance porch with full height windows lead to entrance hall with door to integral garage
- Ground floor bedroom with modern en suite shower room and built in wardrobes
- Stairs to first floor landing, airing cupboard and access to loft space with ladder
- Spacious sitting room with French doors to sun balcony
- Sun balcony with chrome and glass screens and bonded gravel floor
- Large kitchen/breakfast room with range of base and eye level units and drawers, integrated dishwasher and fridge, freestanding Rangemaster cooker with extractor fan over, space for table and chairs
- Superb sun conservatory with doors to patio and garden
- Two further double bedrooms, bedroom two with built in wardrobe and bedroom three with French doors to garden
- Family bathroom with modern white three piece suite
- Outside: Front garden with small lawn area and off road parking space leading to integral garage with up and over doors, wall mounted gas boiler and utility area with space for washing machine. Secure, solid wood gate to the attractive rear garden has a patio area leading to well maintained lawn with an abundance of flower, shrub and tree borders

The property is situated in a popular residential location and is renowned for its sought after schools and in close proximity to many local amenities and shops. 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

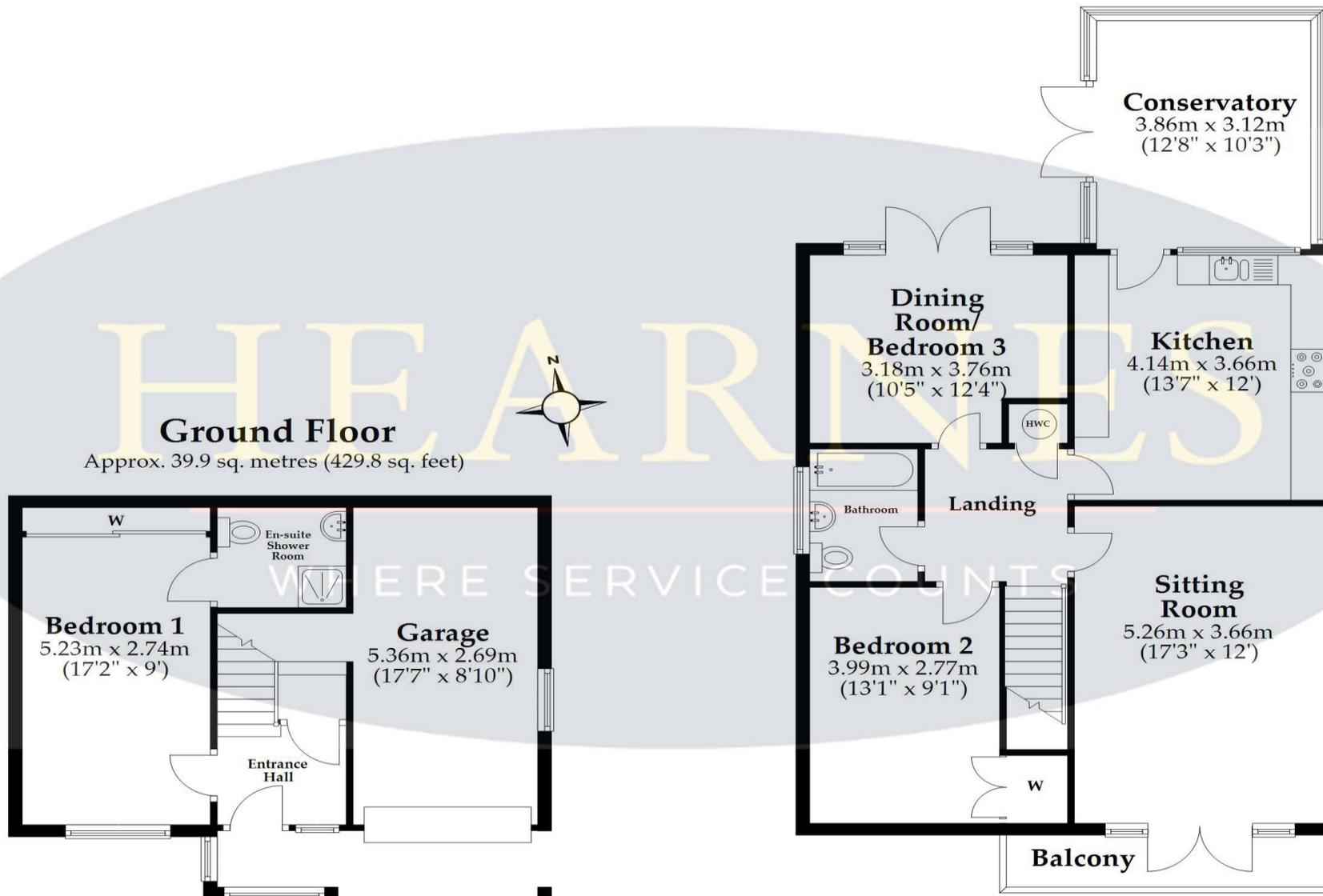
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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

First Floor

Approx. 84.1 sq. metres (905.7 sq. feet)



Total area: approx. 124.1 sq. metres (1335.5 sq. feet)

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



6 Cook Row, Wimborne, Dorset BH21 1LB Tel: 01202 842922 Email: wimborne@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD

