

# HEARNES

WHERE SERVICE COUNTS



**Corfe Mullen  
Dorset, BH21 3JY**

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## FREEHOLD PRICE: £625,000

A contemporary three double bedroom, two reception room detached family home with a generous open plan kitchen/sitting/dining room, three bathrooms and double garage set on an elevated plot with a low maintenance rear garden.

- Entrance hall with a quarter turn staircase and high quality under floor heated laminate flooring which flows through to the open plan area
- Dual aspect open plan kitchen/sitting/dining area with bifold doors opening onto the decking from the kitchen and French patio doors opening from the sitting room, under floor heating
- A contemporary style kitchen with a range of high quality laminate base and eye level units, complementary worktops, two pull out larder units, three pan drawers, two pull out corner carousel units, integrated dishwasher, a Stoves range cooker with induction hob, De Dietrich extractor hood and a high gloss cream under floor heated tiled floor
- Second reception room (currently used as a study) with under floor heating and access to the double garage
- Ground floor shower room with a heated towel rail computerised corner shower cubicle with six body jets and a rainfall shower head, pedestal wash hand basin, WC and under floor heated high gloss tiled floor
- Gallery landing with two Velux windows and eaves storage
- Two double bedrooms, one with fitted wardrobes and en suite shower room
- En suite shower room has shower cubicle, wash hand basin set in a vanity unit, heated towel rail and WC
- Bedroom three is located on the ground floor (with under floor heating and a shower room across the hall)
- Family bathroom with bath and shower over, wash hand basin set in to fitted furniture, heated towel rail and WC
- Landscaped rear garden with a large composite decked area ideal for al fresco dining. The low maintenance garden also enjoys an elevated position with roof top views and a large range of mature shrubs and a large composite deck area that catches the sun throughout the day
- Front drive offering off road parking for several cars and access to the double garage with power, light and electric door

Corfe Mullen offers several popular local schools and is within close proximity to local amenities including a petrol station, gym, two Co-ops and the Recreation Ground. It is approximately three 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: D

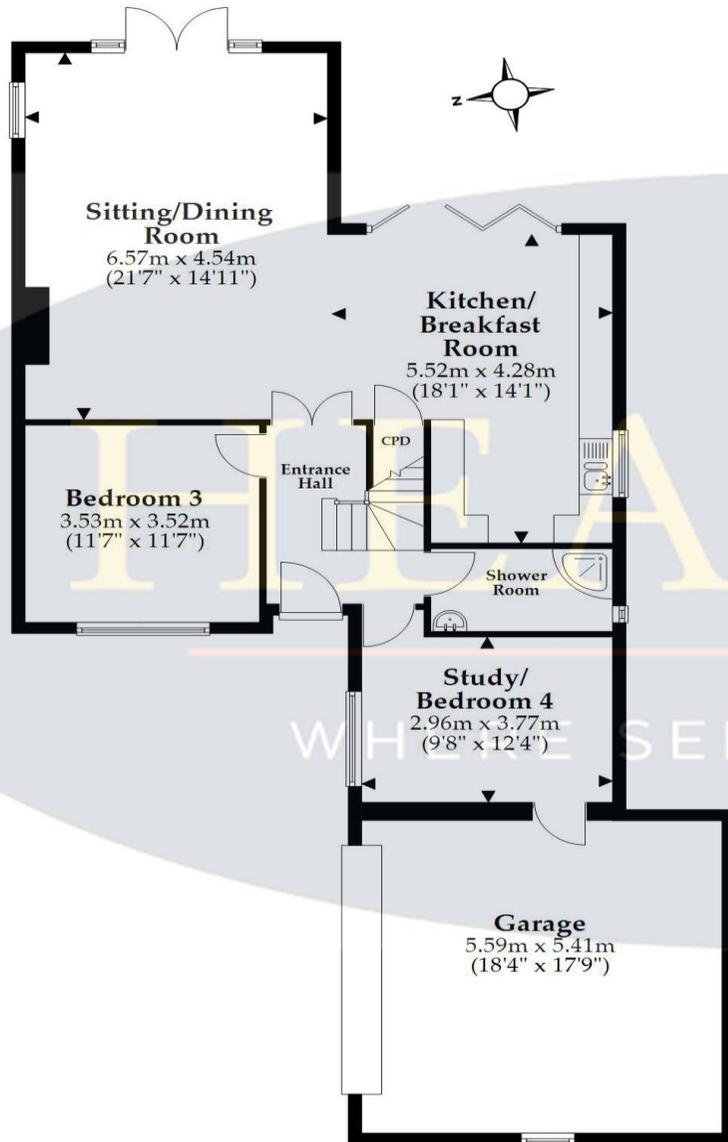
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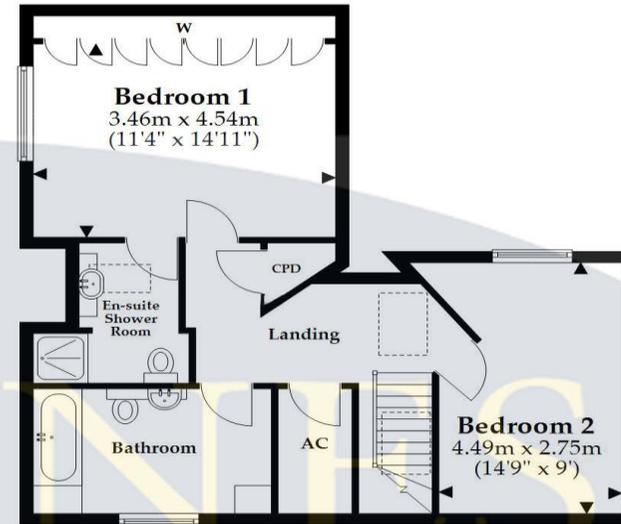
## Ground Floor

Approx. 119.1 sq. metres (1281.8 sq. feet)



## First Floor

Approx. 57.9 sq. metres (623.6 sq. feet)



Total area: approx. 177.0 sq. metres (1905.3 sq. feet)

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







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