

HEARNES

WHERE SERVICE COUNTS



Corfe Mullen
Dorset, BH21 3QX

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FREEHOLD PRICE: Offers over £325,000

Deceptively spacious detached 2 double bedroom bungalow situated in a tranquil end of cul de sac location. Off road parking for 3 vehicles and garage. Must be seen to appreciate the property.

- Large & inviting entrance hallway with large cloak cupboard and further airing cupboard housing combi boiler.
- Good size sitting/dining room with fireplace and fitted coal effect gas fire enjoying a dual aspect.
- Kitchen/breakfast room with range of base and eye level units with complementary worktops and space for appliances, space for table and chairs, dual aspect with door to side
- Two well proportioned double bedrooms that have been modernised
- Elevated sun conservatory looking over the rear garden
- Bathroom with separate WC
- Double glazing and gas central heating
- Tarmac driveway giving off road parking for up to 3 vehicles leading to a single garage
- Front and rear gardens that wrap around property, creating space. Large rear garden, not overlooked with mature evergreen trees. Features a patio areas, large timber shed, enclosed by panel fencing
- Options to extend and develop STPP.

The property is situated in a well established area in a popular residential location with renowned sought after Montessori and outstanding rated first school. Local amenities within walking distance. It is within 1 mile of Broadstone where a thriving social hub of cafes, shops and a leisure centre can be found. It is also within four 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 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.



Ground Floor

Approx. 101.5 sq. metres (1092.5 sq. feet)



Total area: approx. 101.5 sq. metres (1092.5 sq. feet)

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



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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD

