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Corfe Mullen
Dorset, BH21 3EZ

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FREEHOLD PRICE: £599,000

A deceptively spacious three double bedroom, three reception room, two bathroom detached family home with double garage, landscaped rear garden and ample parking set on a quiet cul-de-sac location within easy access of Corfe Mullen recreation ground and approximately 15 minutes from Wimborne town centre.

- Reception hall with high ceiling and under stairs storage
- Kitchen finished in a range of high gloss cream units and complementary worktops, Neff double oven, space for washing machine, fridge freezer and dishwasher and door to the side elevation
- Large study/bedroom four with views over the garden
- Dual aspect dining room with double doors to sitting room
- Dual aspect sitting room with double glazed sliding doors to the decking area and double doors opening into the dining room
- Separate cloakroom with wash hand basin set in a vanity unit and WC
- Three double bedrooms all with space for free standing wardrobes. The main bedroom has an en suite bathroom with shower over a 'p' shaped bath, heated towel rail, wash hand basin set in a range of fitted furniture including the WC
- Family bathroom has a shower over the 'p' shaped bath, heated towel rail, a wash hand basin set in a range of furniture and a WC
- Outside: The west facing garden has been landscaped offering a large, decked area ideal for al fresco dining
- Double garage with an electric roller door, power and light

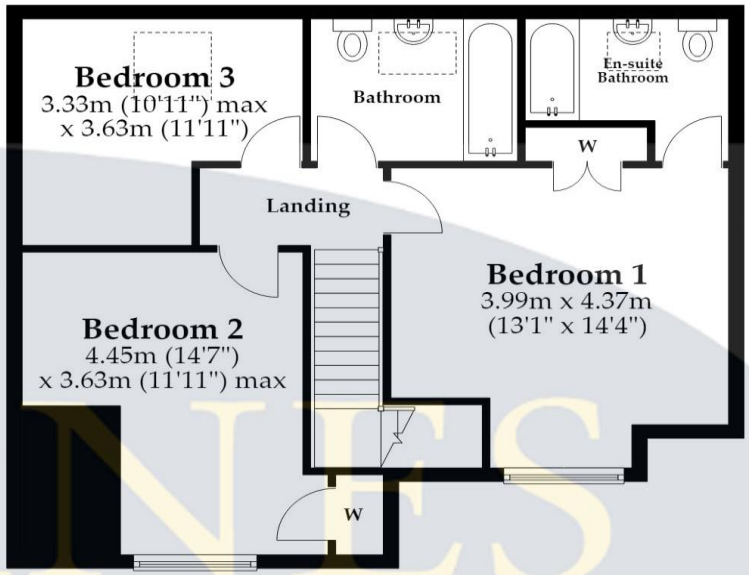
The property is close to several popular local schools and in close proximity to local amenities including a petrol station, gym, two Co-ops and the Recreation Ground. It is within three miles of Wimborne town centre where a number of shops, restaurants, public houses can be found as well as the renowned Tivoli theatre.

COUNCIL TAX BAND: E EPC RATING: C

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.

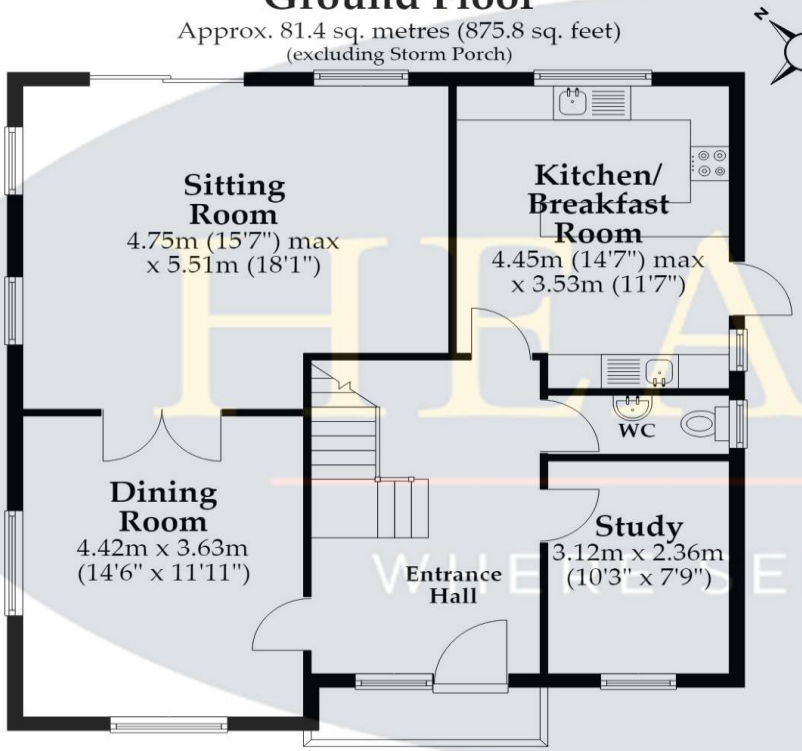
First Floor

Approx. 65.2 sq. metres (702.0 sq. feet)



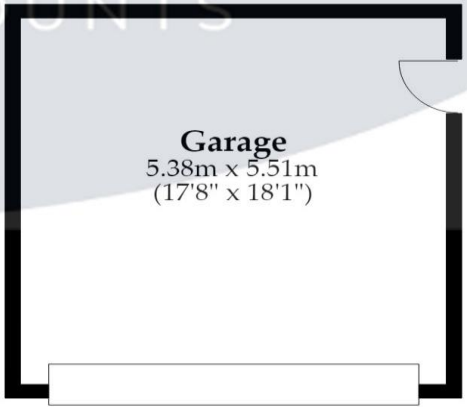
Ground Floor

Approx. 81.4 sq. metres (875.8 sq. feet)
(excluding Storm Porch)



Garage

Approx. 29.7 sq. metres (319.4 sq. feet)



Main area: Approx. 146.6 sq. metres (1577.8 sq. feet)

Plus garage, approx. 29.7 sq. metres (319.4 sq. feet)

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

LJT Surveying

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Double Garage

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