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Corfe Mullen
Dorset, BH21 3EN

FOR SALE

Corfe Mullen, Dorset, BH21 3EN

FREEHOLD PRICE: £450,000

An immaculately presented three double bedroom, two bathroom detached family home plus a landscaped garden set on a small development of Bellway homes close to the recreation ground in Corfe Mullen with £10,000 worth of extras.

- Entrance hall with Karndean flooring which extends through the entire ground floor
- Kitchen finished in a range of matt white units and complementary worktops, AEG double oven, AEG induction hob and extractor hood, integrated dishwasher and fridge freezer, double glazed French doors opening onto decking area
- Separate utility with matt grey units and complimentary worktops, stainless steel sink and space for washing machine
- Sitting room with double glazed French doors opening onto decking area
- Cloakroom with pedestal wash hand basin and WC
- Three double bedrooms all with space for wardrobes. The main bedroom also has an en suite shower room with double shower cubicle, pedestal wash hand basin, WC and heated towel rail
- Family bathroom with shower over the bath, pedestal wash hand basin and WC
- Landscaped rear garden to include high quality artificial grass, a large decking area with pergola ideal for outside dining, power and light and a private area for a hot tub
- Garage with up and over door, power and light

This property is part of a small development built by Bellway homes and backs onto a large open space open to the public. It is within close proximity of local shops and amenities with Wimborne town centre approximately three miles away.

COUNCIL TAX BAND: D EPC RATING: B

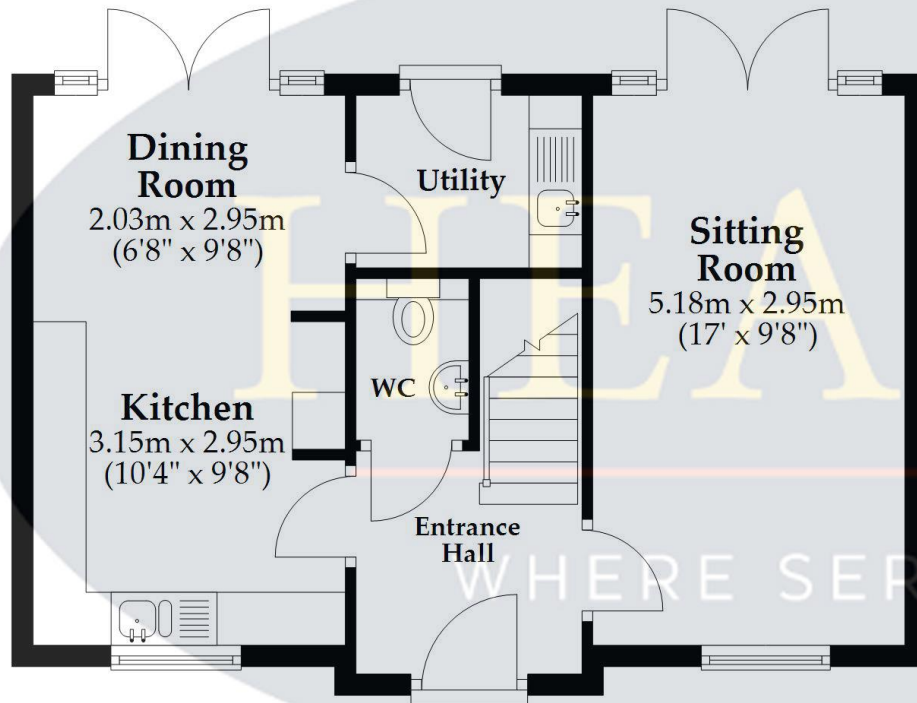
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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





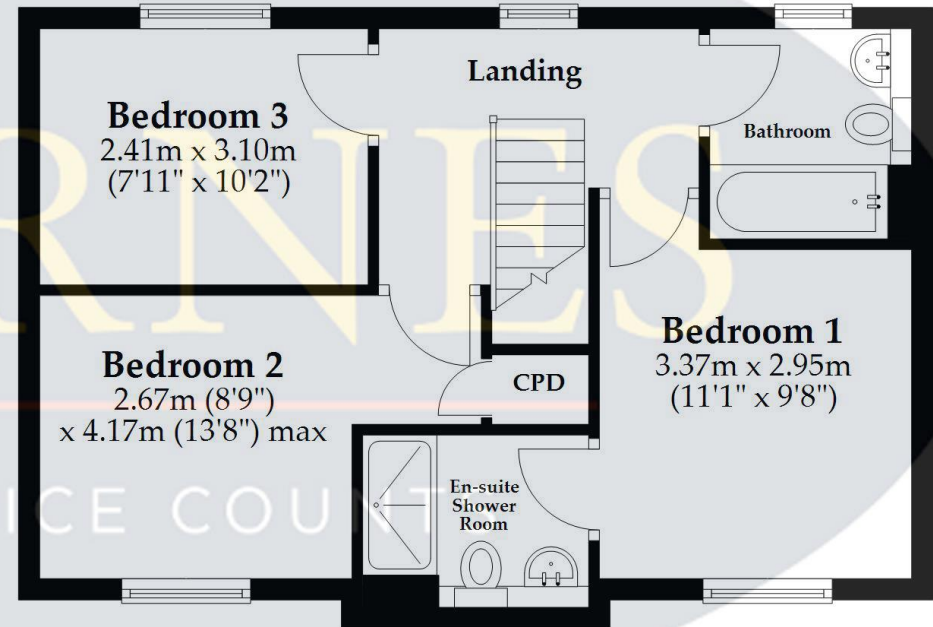
Ground Floor

Approx. 43.5 sq. metres (468.1 sq. feet)



First Floor

Approx. 43.5 sq. metres (467.9 sq. feet)



Total area: approx. 87.0 sq. metres (936.0 sq. feet)

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







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www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

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