



HEARNES

WHERE SERVICE COUNTS

Corfe Mullen
Dorset, BH21 3EN

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FREEHOLD PRICE: £450,000

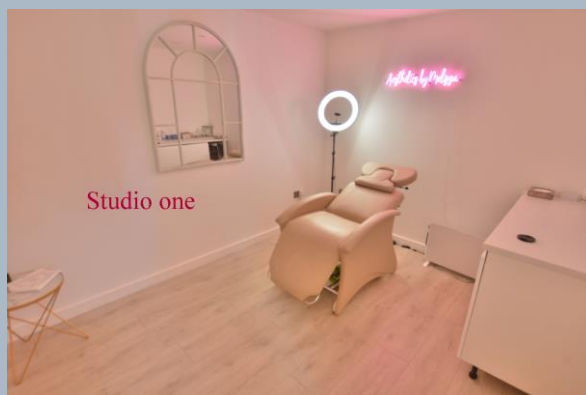
A well-presented three double bedroom, two studios, two bathroom detached family home with kitchen/diner, dual aspect sitting room, landscaped walled garden and parking for two cars set on a corner plot.

- Entrance hall with under stairs cupboard and tiled flooring which flows through to the kitchen/diner
- Dual aspect kitchen/diner with range of high gloss white units, complementary worktops, integrated fridge freezer, dishwasher and washing machine, built-in oven, gas hob, chimney style extractor hood and double glazed French doors opening onto the garden
- Dual aspect sitting room with bay window overlooking the open space
- Separate cloakroom with wall mounted wash hand basin and WC
- Three double bedrooms
- Main bedroom with fitted wardrobes and en suite shower room overlooking the open space (which can't be built on). The en suite consists of a double shower cubicle, pedestal wash hand basin and WC
- Family bathroom with tiled flooring, bath with shower over, pedestal wash hand basin and WC
- Studio one is currently used as a beauty salon is fully insulated with light and power for all year round use
- Studio two is currently used as an office and is also fully insulated with power and light
- Landscaped south west facing walled rear garden finished to a high standard with large patio area ideal for al fresco dining and artificial lawn

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.

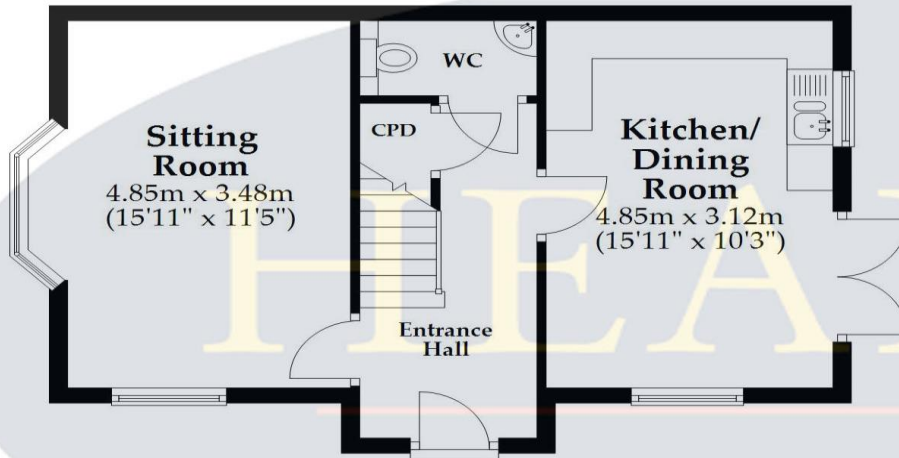




Note: Measurements were not taken
by LJT Surveying and we cannot
guarantee their accuracy.

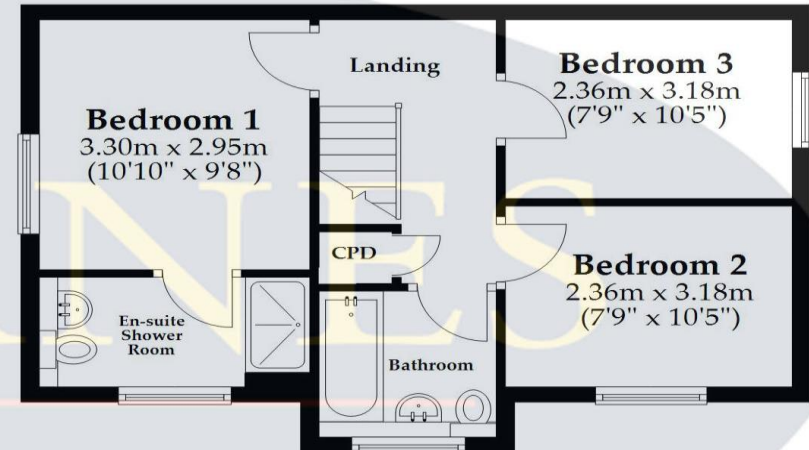
Ground Floor

Approx. 42.0 sq. metres (451.8 sq. feet)



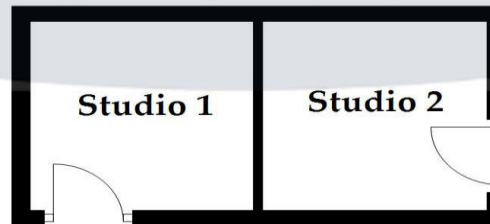
First Floor

Approx. 41.2 sq. metres (443.1 sq. feet)



Outbuilding

Not included in the floor area calculations



Total area: approx. 83.1 sq. metres (894.9 sq. feet)

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







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