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**Corfe Mullen
Dorset, BH21 3ED**

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FREEHOLD PRICE GUIDE: £775,000 - £795,000

This immaculately presented and superbly positioned detached chalet style home offers four bedrooms, three reception rooms as well as a stunning kitchen/lifestyle room, separate utility room and luxury fitted bathroom/shower room and en suite to main bedroom. The property is situated in a private desirable cul de sac location.

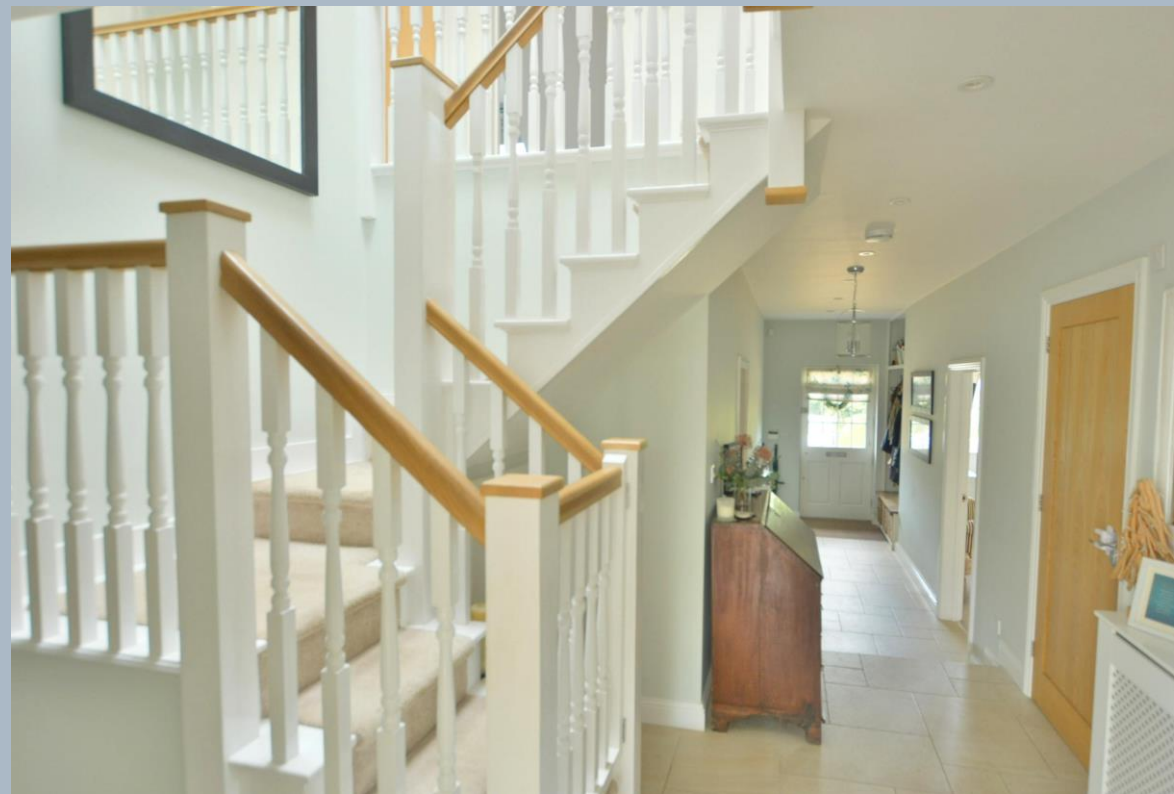
- Approximately 2,660 sq ft
- Large split level entrance hallway with cloak area and built in bench with shoe storage below, under stairs storage cupboard
- Spacious sitting room with feature high ceiling and coving with inset spotlights and front aspect sash window
- Good size playroom/bedroom five with front aspect sash window
- Separate study with built in office furniture
- Luxury fitted shower room with double shower cubicle and rain head shower, vanity unit with wash hand basin, WC, further floating cupboard and shaver point
- Stunning kitchen/lifestyle room. Kitchen having range of base and eye level units with complementary solid wood worktops, integrated dishwasher, space for range cooker and American style fridge freezer, central island with stone worktop, pan drawers and display shelving, breakfast bar, space for large table and chairs. Lifestyle area with feature wood effect flooring, inset wood burner, space for sofas, triple aspect with skylight pitch roof, French doors and bifold doors leading to patio terrace and garden
- Separate utility room with twin butler sink and stone worktops, range of cupboards and space for washing machine, side door to outside
- Feature tiled flooring throughout hallway, kitchen, dining area, utility room and shower room
- Staircase to first floor landing area with inset lighting and large storage cupboard
- Four double bedrooms, all with fitted wardrobes
- Main bedroom with built in mirror fronted wardrobes and vaulted ceiling and superb open outlook with far reaching views towards Badbury Rings
- Luxury en suite bathroom with bath, vanity unit and wash hand basin, enclosed WC, tiled flooring and heated ladder style towel rail
- Superb family bathroom with shaped enclosed bath and shower over and rainfall shower head, storage cupboard with inset wash hand basin, WC and heated ladder style towel rail
- Double glazing and gas heating
- Outside: Shingle driveway giving off road parking for numerous cars. The enclosed rear garden is south facing having to the immediate rear a paved terrace with pergola, ideal for al fresco dining. The lawn area is flat with an abundance of shrub and flower borders and to the rear a garden shed

The property is in close proximity to the amenities of Corfe Mullen as well as the Lambs Green Inn and approximately two 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: G EPC RATING: B

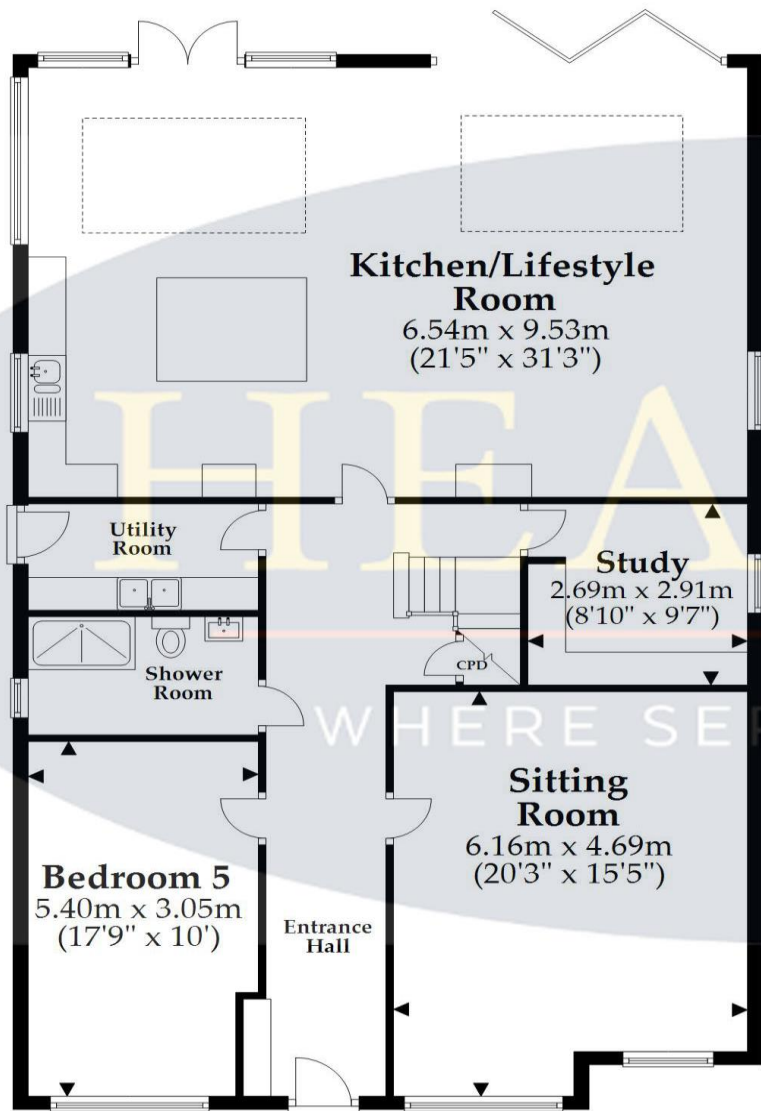
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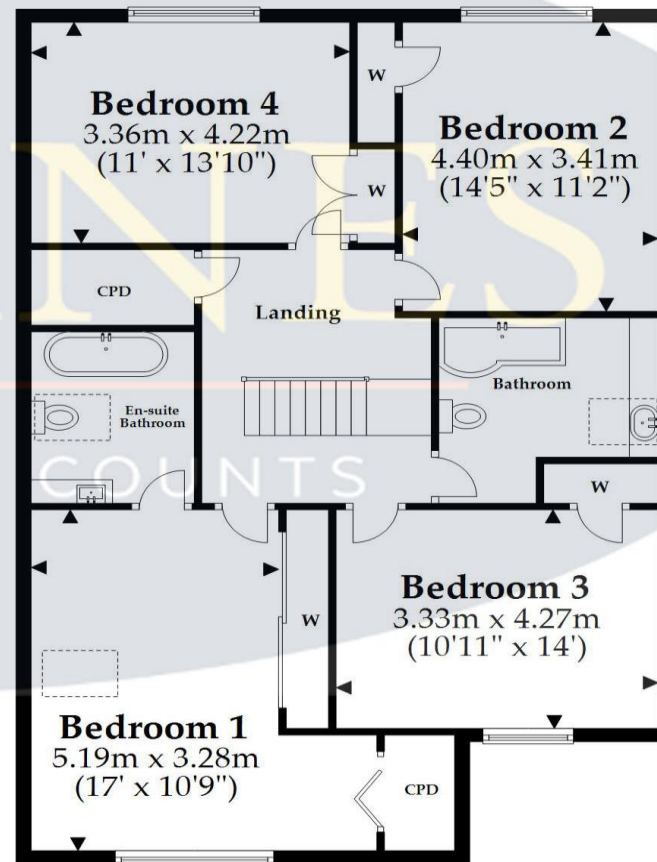
Ground Floor

Approx. 147.3 sq. metres (1585.4 sq. feet)



First Floor

Approx. 99.9 sq. metres (1074.8 sq. feet)



Total area: approx. 247.1 sq. metres (2660.2 sq. feet)

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







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