



**Corfe Mullen  
Dorset, BH21 3EH**

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## FREEHOLD PRICE £490,000

A well presented and spacious four bedroom detached family home with sitting/dining room, kitchen, utility room, en suite to Master bedroom situated in a quiet cul de sac location. No forward chain.

- Generous size entrance hallway with under stairs storage cupboard, wood stain flooring with door into garage
- Cloakroom with WC and wash hand basin
- Spacious sitting/dining room with log effect gas fire, dual aspect and patio door to garden
- Kitchen with range of base and eye level units with electric hob and oven, breakfast bar, rear aspect window
- Utility room with additional sink, space for appliances, rear window and door to garden
- Four good size bedrooms
- Master bedroom with built in bedroom furniture and en suite bathroom with three piece suite
- Modern family bathroom with white suite and shower over bath, heated towel rail and shaver point
- Brick paviour driveway giving off road parking leading to integral garage
- Rear garden with brick paviour patio. The garden is then laid to lawn with flower and shrub borders enclosed by panel fencing
- Double glazing and gas heating
- NO FORWARD CHAIN

The property is situated in a well established area of Corfe Mullen which is renowned for its sought after schools and there are a range of shops and amenities nearby. It is within 1.6 miles of Wimborne town centre where a number of shops, restaurants, public houses can be found as well as the renowned Tivoli theatre.

EPC RATING: D

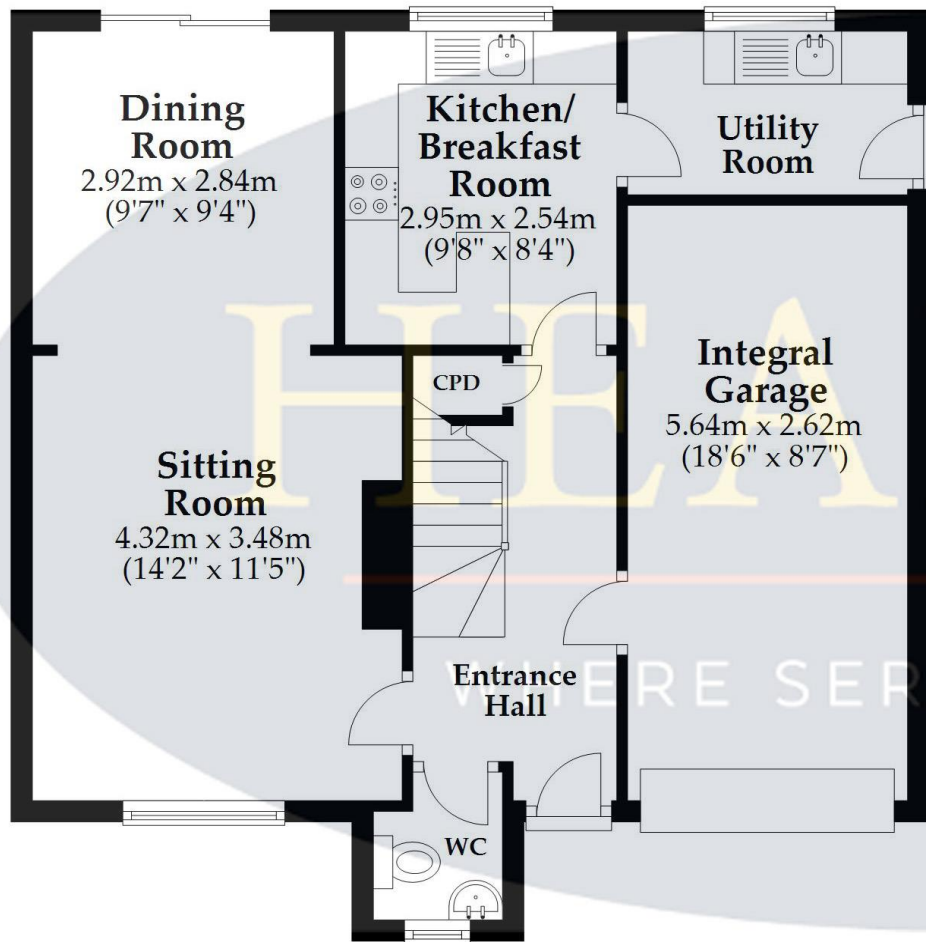
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



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

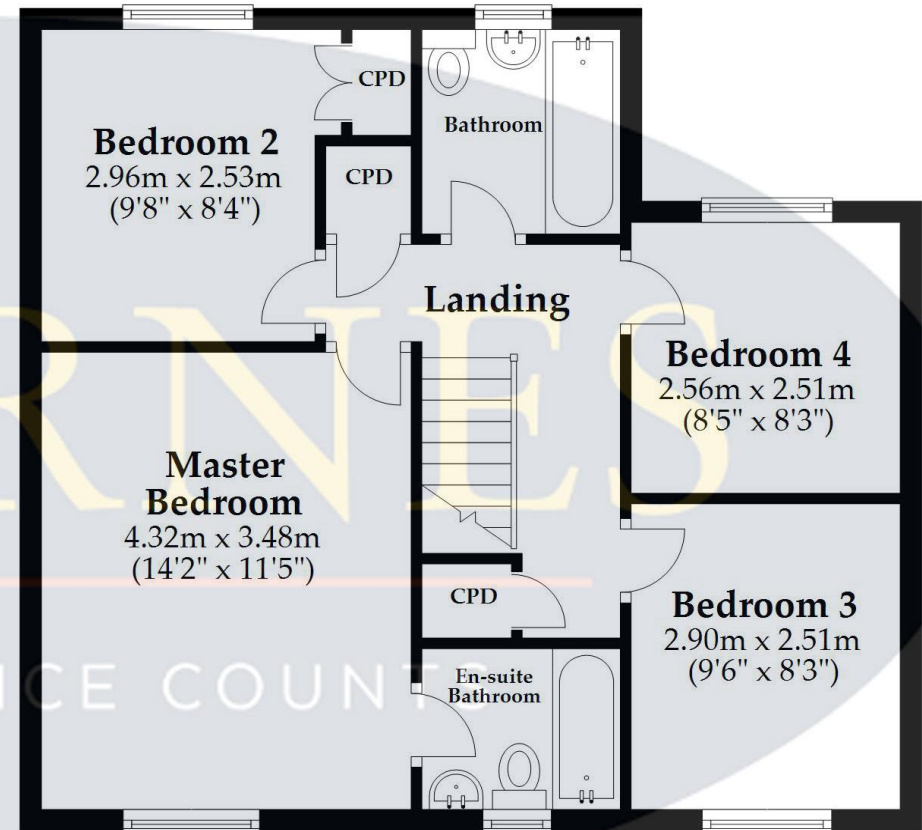
## Ground Floor

Approx. 61.1 sq. metres (657.7 sq. feet)



## First Floor

Approx. 54.5 sq. metres (586.6 sq. feet)



Total area: approx. 115.6 sq. metres (1244.3 sq. feet)

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



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