

FOR SALE
HEARNES
A GREAT HOME WITH A GREAT LOCATION
01202 842922

East End, Corfe Mullen, BH21 3DS

HEARNES

WHERE SERVICE COUNTS

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FREEHOLD PRICE: OIEO £500,000

An immaculately presented character four bedroom, three reception room double fronted family home with ample off road parking and good size rear garden.

- Entrance hall with tiled flooring and space for cloaks and further storage cupboard
- Sitting room with feature fireplace and open fire facility with front aspect double glazed sash window
- Separate study/playroom, feature fireplace with open fire facility, wood flooring and front aspect double glazed sash window
- Kitchen/breakfast room with hand painted wooden base and eye level units, inset gas hob and electric oven below, space for appliances, breakfast bar
- Separate utility room/shower room, space for washing machine and tumble dryer with door off to shower room comprising corner shower cubicle, wash hand basin and wc with fully tiled walls
- Stunning lifestyle room/conservatory which offers light and spacious accommodation with space for sofa's and table and chairs, glass roof and French doors leading to the garden
- Boot room/studio room again with glass roof with door to garden
- Four first floor bedrooms
- Master bedroom and bedroom two both benefiting from ornamental fireplaces and front aspect windows
- Bedroom three and four both benefiting from rear aspects overlooking garden
- Superb family bathroom with claw foot bath and Victorian style taps, wash hand basin, WC, fully tiled wall and flooring
- Double glazing and gas heating
- Planning permission granted for side double storey extension to create a larger bedroom four and garage
- Shingle driveway giving off road parking for a number of cars
- Rear garden with paved patio and good size flat lawn with attractive flower and shrub borders, having to the rear a further raised decking area

The cottage is situated approximately 1.5 miles from Wimborne town centre where you will find shops, coffee shops, restaurants, the popular Tivoli theatre and within catchment of local reputable schools.

COUNCIL TAX BAND: D EPC RATING: D

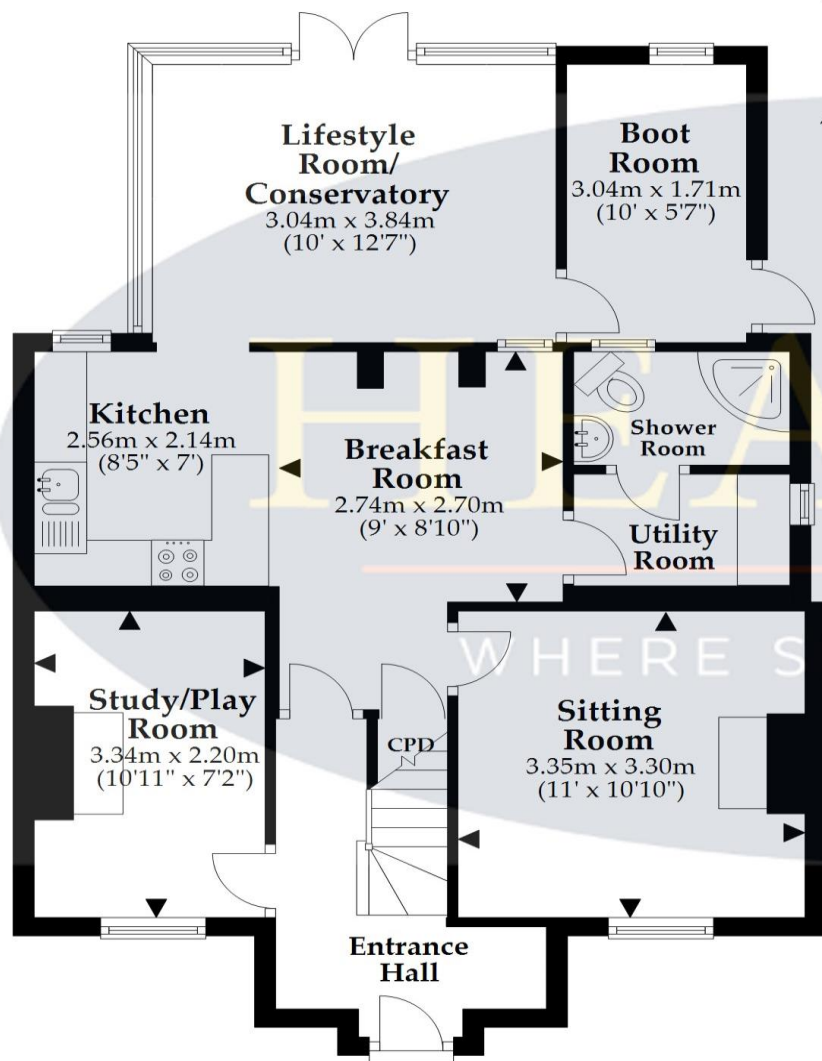
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





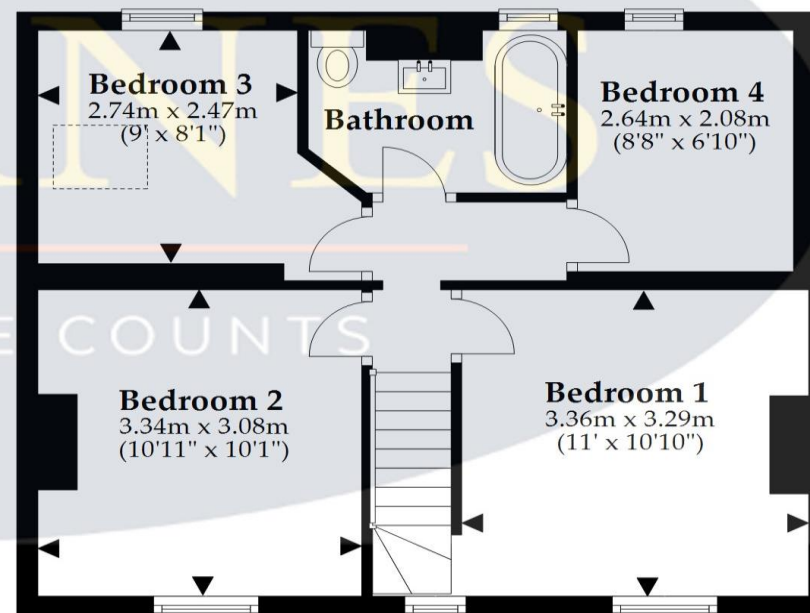
Ground Floor

Approx. 61.1 sq. metres (657.3 sq. feet)



First Floor

Approx. 44.9 sq. metres (483.7 sq. feet)



Total area: approx. 106.0 sq. metres (1141.0 sq. feet)

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





www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

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