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**Corfe Mullen
Dorset, BH21 3XF**

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FREEHOLD PRICE GUIDE: £440,000

An immaculately presented and spacious three bedroom detached family home with stunning kitchen/dining room and wrap around conservatory situated on a corner plot in a sought after cul de sac location.

- Entrance hallway with modern downstairs cloakroom
- Spacious sitting room with feature fireplace and front aspect window
- Stunning kitchen/dining room with range of light grey soft close base and eye level units and drawers, inset four ring gas hob with extractor fan over, electric oven and further combination oven above, integrated dishwasher and fridge freezer, further storage cupboard and space for table and chairs
- Superb wrap around conservatory with wood effect flooring and French doors leading into garden
- Three good size bedrooms with bedrooms one and two having built in wardrobes
- Modern family bathroom with white three piece suite, shower over bath, vanity unit with wash hand basin and WC, fully tiled walls, shower point and ladder style heated towel rail
- Double glazing and gas heating, recently replaced Worcester Bosch boiler and radiators
- Plans drafted for full double side extension subject to planning permission
- Sought after development which lies adjacent to protected heathland
- Outside: Driveway leads to ample off road parking leading to two garages, one which is detached and further attached garage currently needing garage door to be reinstated. The rear garden has a shaped lawn area with shrub and flower borders. To one side there is a gravel patio area with pergola, ideal for al fresco dining

The property is situated in a well established area which is renowned for its sought after schools and in close proximity to Corfe Mullen offering a range of shops and amenities. It is approximately 2.7 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: D EPC RATING:

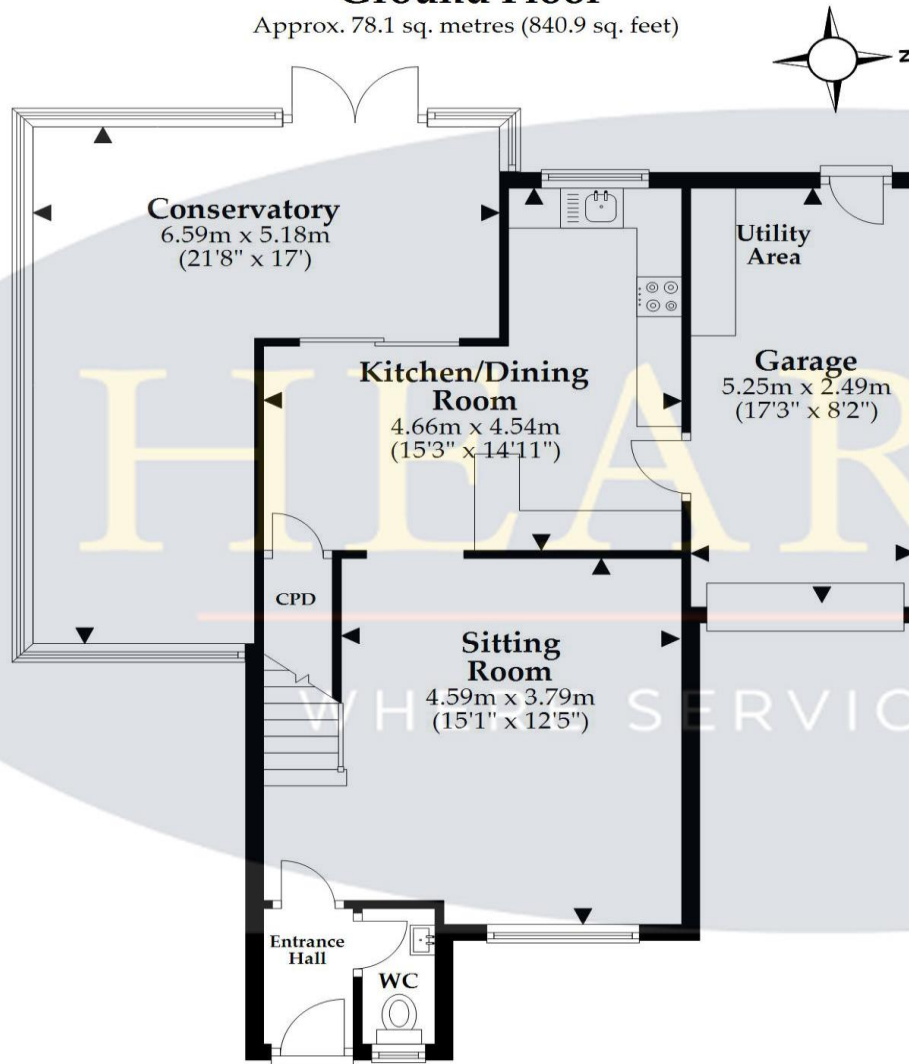
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





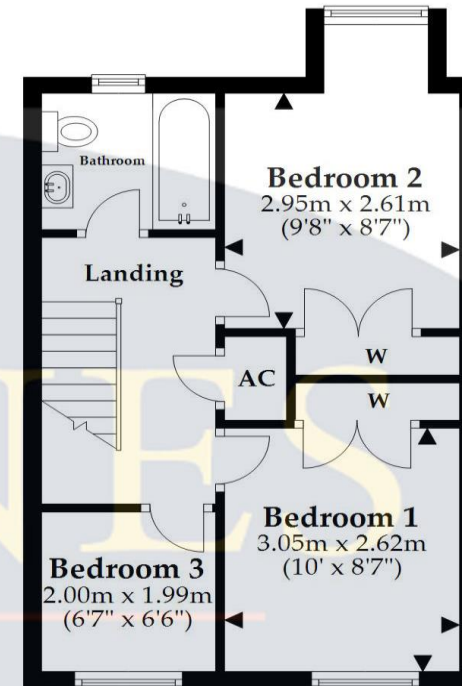
Ground Floor

Approx. 78.1 sq. metres (840.9 sq. feet)



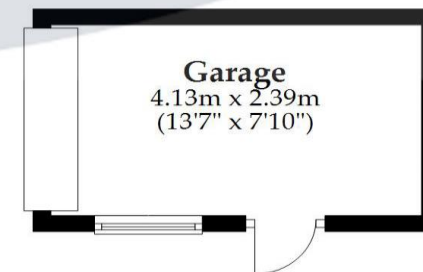
First Floor

Approx. 34.9 sq. metres (375.2 sq. feet)



Garage

Approx. 9.9 sq. metres (106.2 sq. feet)



Total area: approx. 122.9 sq. metres (1322.4 sq. feet)

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







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