



**Corfe Mullen  
Dorset, BH21 3PH**

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## FREEHOLD PRICE: £450,000

A deceptively spacious three double bedroom, two reception room, two bathroom detached bungalow with mature, private garden set in a quiet cul-de-sac location and within easy reach of local amenities. First time to the market in 50 years!

- Generous size entrance hall with good storage and loft access
- Kitchen with range of matt cream units and complementary worktops, four ring gas hob, electric cooker, space for free standing dishwasher and fridge and side access to garden
- Separate utility room with plumbing for washing machine, a range of units with complementary worktop, sink and space for fridge freezer
- Generous 'L' shaped sitting/dining room with feature wall with gas point, large picture window overlooking garden, double-glazed sliding patio doors opening onto garden and access to bedroom three/study
- Three double bedrooms, the main bedroom has fitted wardrobes and en suite shower room with walk in shower, wash hand basin set in a vanity room and low level flush WC. Bedroom three is set at the rear of the property and is currently used as a large study
- Family wet room style shower room with walk in shower large enough for wheelchair access, pedestal wash hand basin and low level flush WC
- Outside: Mature rear garden laid to lawn with summerhouse
- Garage with power and light, off road parking for two cars

The property is situated in a well established area in a popular location which is close to highly sought after schools as well as a range of shops and amenities. It is approximately three 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: E      EPC RATING: D

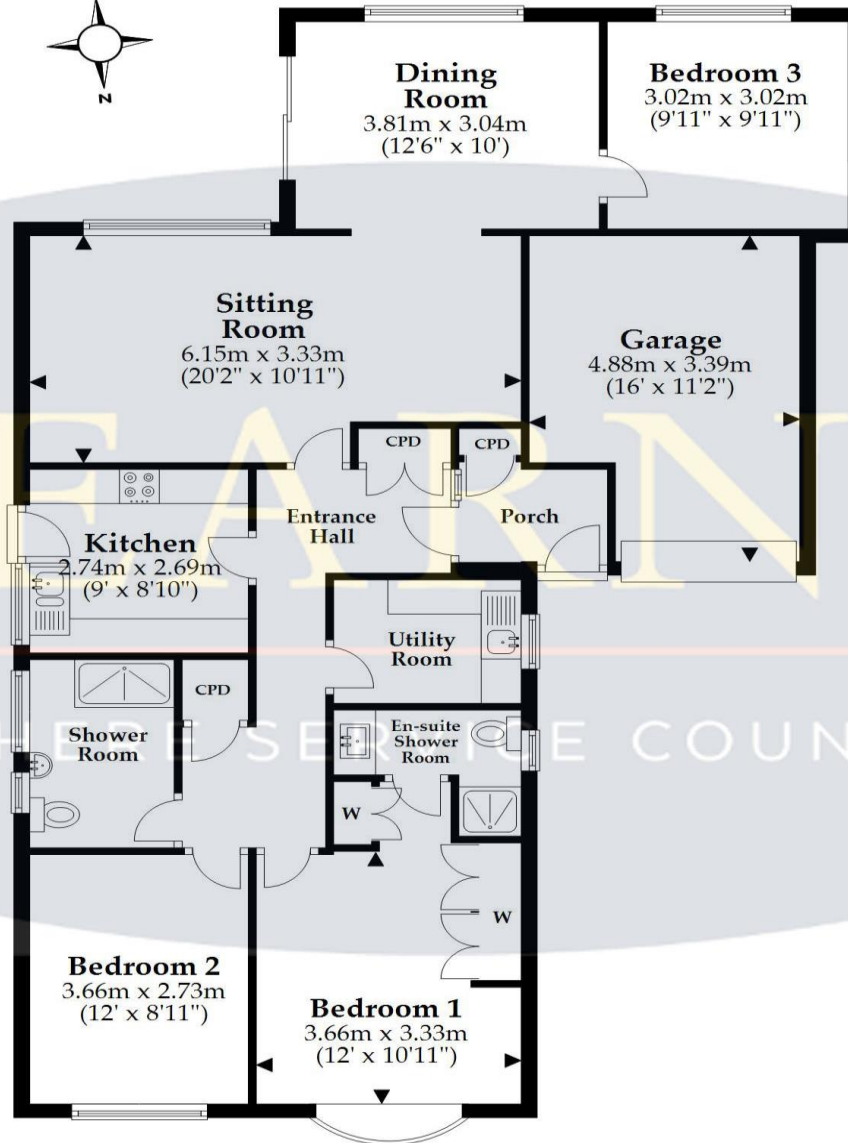
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# Ground Floor

Approx. 117.9 sq. metres (1269.4 sq. feet)



Total area: approx. 117.9 sq. metres (1269.4 sq. feet)

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







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