



14 Victory Gardens, Corfe Mullen, Wimborne, BH21 3DJ

Asking Price **£465,000**

- Detached House
- Built in 2021
- Garage/Office Space
- Two Bath/Shower Rooms
- Low Maintenance Rear Garden
- Three Double Bedrooms
- Attractive Modern Development
- Off-Road Parking
- Downstairs Toilet
- Internal Viewing Encouraged!

14 Victory Gardens, Wimborne BH21 3DJ

Tucked away in an attractive modern development, this detached home offers well presented accommodation ideal for a modern family dynamic.



Council Tax Band: D



Victory Gardens

Constructed in 2021 by well renowned developer 'Bellway Homes', this detached house is positioned within a quiet new development within the heart of Corfe Mullen.

On the ground floor, the spacious entrance hallway leads to a dual aspect living room, downstairs toilet and then to the rear of the home where the kitchen/family room is. This space is perfect for entertaining or typical day-to-day family activity as the well appointed kitchen is open to both the spacious dining area and also the utility room, which can be concealed if necessary.

Upstairs, the three bedrooms will all accommodate doubles. Bedroom one benefits from a fitted wardrobe and a lovely en-suite shower room. The main family bathroom services the remaining two bedrooms.

The rear garden has been laid to artificial lawn with ease of maintenance in mind - it's enclosed by panel fencing, there is side access, a useful shed and a personal door to the garage. This has been partially converted to provide an ideal office space or studio however there is a section toward the front which is still accessible by the up-and-over door for storage. A block paved driveway provides off-road parking for two cars. Further benefits include gas central heating, UPVC double glazing, a range of storage cupboards and the remainder of the build guarantee.

Positioned opposite an open green area, this home benefits from a sense of space rarely found in modern developments. A range of favoured amenities and well regarded local schooling are all easily accessible from the doorstep too.

In our opinion, internal viewing is a must in order to appreciate what the home has to offer. To arrange, or for more information, please call our Upton Branch.

Kitchen/Family Room

18'06" x 14'08" (5.64m x 4.47m)

Living Room

12'02" x 11'03" (3.71m x 3.43m)

Bedroom One

12'11" x 11'03" (3.94m x 3.43m)

En-Suite

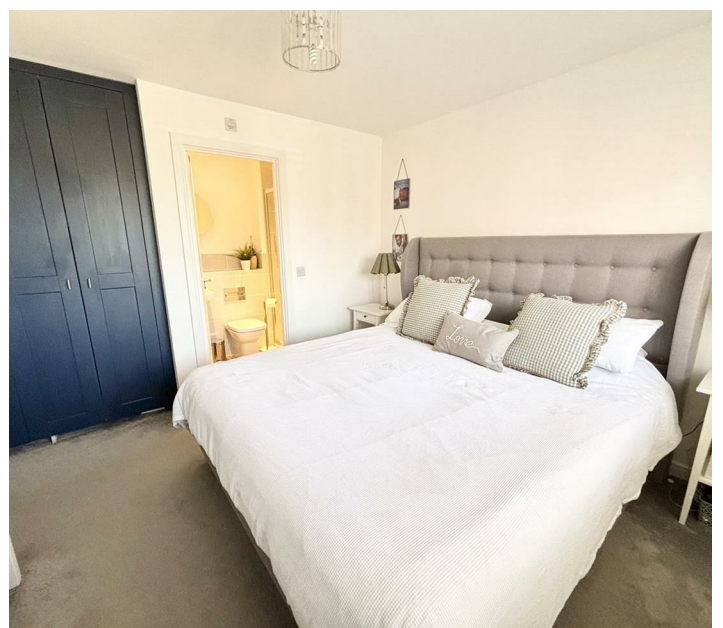
6'06" x 4'09" (1.98m x 1.45m)

Bedroom Two

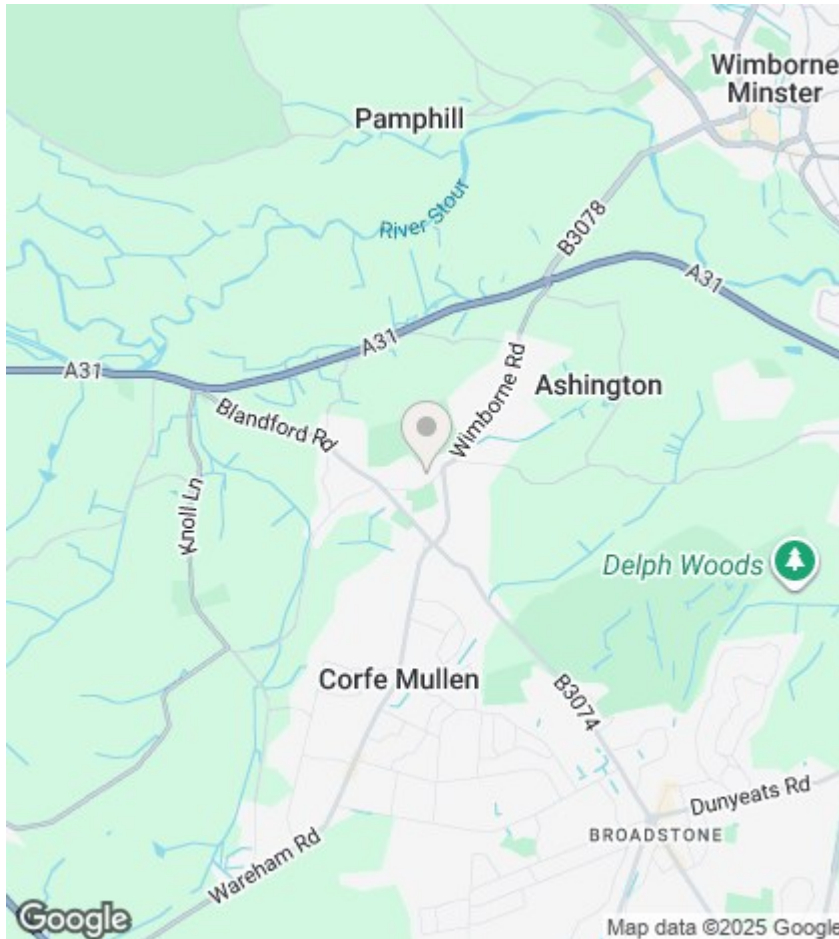
13'05" x 11'03" (4.09m x 3.43m)

Bedroom Three

9'00" x 9'00" (2.74m x 2.74m)







Agents note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred.

No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

