

**11 Cogdean Way, Corfe Mullen,
Wimborne, BH21 3XD**

**£730,000
Freehold**



Owned and loved from new some thirty years ago, here is an outstanding five bedroom family home set on a high quality cul-de-sac development within the ever popular village of Corfe Mullen, close to local schools and amenities. The property provides exceptional accommodation to suit the growing family or alternatively two family living. Notable features include outstanding living room, beautifully appointed kitchen/breakfast/family room with quartz granite worksurfaces, five bedrooms with built in wardrobes including an amazing master bedroom suite with dressing room and bathroom with separate shower. Externally, there is an excellent driveway which in turn leads to the integral double garage, whilst the rear garden benefits from a high matching brick built wall securing a high degree of seclusion. Our owners have found a property to move on to and, therefore, reasonable offers are invited!

COVERED PORCH Composite front door to:

RECEPTION HALL Kardean flooring, radiator, understairs cupboard, further built in cloaks cupboard

CLOAKROOM Suite comprising close coupled WC, pedestal wash hand basin, fully tiled walls, radiator, tiled flooring, window to rear elevation

SUPERB LIVING ROOM 21' 10" x 11' 8" (6.65m x 3.56m) Fantastic living room suitable for the growing family, Kardean flooring, power points, TV point, feature wall mounted electric fire, window to front elevation, two radiators, glazed panelled double doors lead into:

DINING ROOM 13' x 11' 8" (3.96m x 3.56m) Kardean flooring, radiator, sliding double glazed patio door leads out to the rear garden

HOME OFFICE 11' 6" x 7' (3.51m x 2.13m) Kardean flooring, radiator, window to front elevation

OUTSTANDING KITCHEN/BREAKFAST/FAMILY ROOM 18' 4" x 12' 2" overall (5.59m x 3.71m) Fitted with an extensive range of wall and floor mounted units with quartz granite worksurfaces and kickbacks, integrated stainless steel one and a half bowl sink unit, undercounter Zanussi dishwasher, eye level Bosch double oven, fitted Bosch induction hob with extractor hood above, space and plumbing for American fridge/freezer, floor height LED lighting, porcelain tiled flooring, radiator, two windows overlook the beautifully landscaped secluded rear garden, door to:

UTILITY ROOM 12' 6" x 6' 6" (3.81m x 1.98m) Fitted with a range of wall and floor mounted units with fitted worksurfaces and kickbacks, stainless steel single bowl sink unit, space for additional fridge/freezer, space and plumbing for washing machine/tumble dryer, wall mounted Vaillant gas boiler, radiator, porcelain tiled flooring, door to garden

FROM THE RECEPTION HALL, AN EASY TREAD STAIRCASE WITH SPINDLE BALUSTRADE Leads to:

SPACIOUS FIRST FLOOR LANDING LVT flooring, access to loft space, cupboard housing vented mains pressure water system

MASTER BEDROOM 17' 8" x 12' (5.38m x 3.66m) Fantastic master suite with the bedroom area overlooking the rear garden, having TV point and radiator, a through way leads to:

EN-SUITE DRESSING ROOM Range of fitted wardrobes and dressing table with chest of drawers, two radiators, two windows to the front elevation, door to:

WELL APPOINTED EN-SUITE BATHROOM Suite comprising panelled bath with centrally located mixer tap, separate walk in shower with wall mounted thermostatically controlled shower, wash hand basin with vanity unit, wall mounted cupboards with mirror, WC with concealed cistern, radiator, fully tiled walls, tiled flooring, window to side elevation

GUEST BEDROOM 2 14' 4" x 12' exc. wardrobes (4.37m x 3.66m) Radiator, range of built in wardrobes, two windows to front elevation, door to:



EN-SUITE SHOWER ROOM Suite comprising walk in shower with wall mounted thermostatically controlled shower, close coupled WC, pedestal wash hand basin, radiator, fully tiled walls, tiled flooring, window to side elevation

BEDROOM 3 13' x 11' 2" (3.96m x 3.4m) Radiator, range of built in wardrobes, window overlooking rear garden

BEDROOM 4 10' 8" x 6' 10" (3.25m x 2.08m) Radiator, built-in wardrobe, window overlooking rear garden

BEDROOM 5 10' 10" x 7' 8" max. (3.3m x 2.34m) Radiator, built in wardrobe, window to front elevation

FAMILY BATHROOM Suite comprising panelled bath with centrally located mixer tap, pedestal wash hand basin, close coupled WC, radiator, fully tiled walls, tiled flooring, window to side elevation

OUTSIDE - FRONT To the front of the property is a lawned area bordered by a privet hedge and picket fencing. The driveway provides off road parking for several vehicles and leads to the INTEGRAL TWIN DOUBLE GARAGE with two up and over doors, light and power, personal side door.

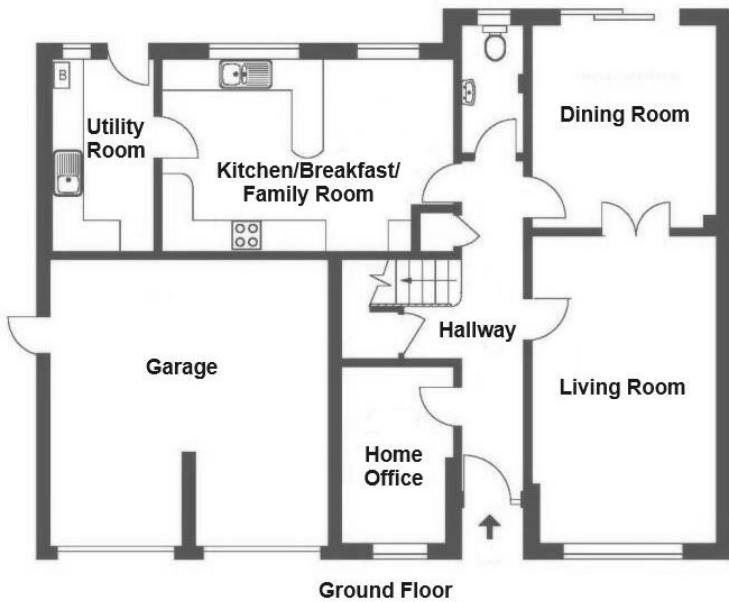
OUTSIDE - REAR This outstanding family home was chosen when new by the current owners and, therefore, the property enjoys an exceptional plot with a sunny secluded wall rear garden. There is a lawned area together with full width patio/bbq/entertaining area, timber garden store, outside tap, additional patio area to the rear of the garden in order to take advantage of sun late in the day.

COUNCIL TAX BAND 'G' This information has been supplied by Dorset Council, and we would suggest you verify this information prior to purchase.

Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. **Ref: 15231**



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



Towngate House, 2-8 Parkstone Road, Poole BH15 2PW | T 01202 660900 | E poole@wilsonthomas.co.uk
5 Bournemouth Road, Lower Parkstone, Poole BH14 OEF | T 01202 717771 | E lowerparkstone@wilsonthomas.co.uk
219 Lower Blandford Road, Broadstone, Poole BH18 8DN | T 01202 691122 | E broadstone@wilsonthomas.co.uk
www.wilsonthomas.co.uk