

**43 Hadrian Way, Corfe Mullen,
Wimborne, BH21 3XF**

**£479,950
Freehold**



Situated in this sought after location on the fringes of woodland and heathland is this well presented three bedroom family home. The current owners have occupied the house since brand new and have enjoyed the quiet location and easy access to open space. The property benefits from gas fired heating with radiators and UPVC double glazing with UPVC fascias and soffits. There is a good size reception hall, ground floor cloakroom, lounge and separate dining room, kitchen and utility and a conservatory overlooking the attractive rear garden. To the first floor there are three bedrooms with a family bathroom and en-suite shower room. A driveway provides off road parking for a number of vehicles and leads to the attached double garage. The property is situated within walking distance of a number of local amenities.

PILLARED ENTRANCE CANOPY With quarry tiled step and outside light, UPVC double glazed front door leads to:

CLOAKROOM Basin with cupboard under. w/c, radiator and window.

RECEPTION HALL Coved ceiling, wall mounted heating thermostat control, radiator, window to side aspect, understairs storage cupboard, wood effect laminate flooring, glazed double doors open to:

LOUNGE 15' into bay x 10' 5" (4.57m x 3.18m) Coved ceiling, radiator, bay window to front aspect with a pleasant outlook, Adam style fireplace with marble hearth fitted with a living flame gas fire, TV aerial connection and telephone connection, light dimmer control switch

A GLAZED DOOR FROM THE HALLWAY LEADS TO: DINING ROOM 11' 1" x 10' 1" (3.38m x 3.07m) Coved ceiling, radiator, glazed doors then open fully to the:

CONSERVATORY 9' 6" x 8' 6" (2.9m x 2.59m) Tiled floor, radiator, three wall light points, double glazed glass roof, sliding patio doors lead to the rear garden

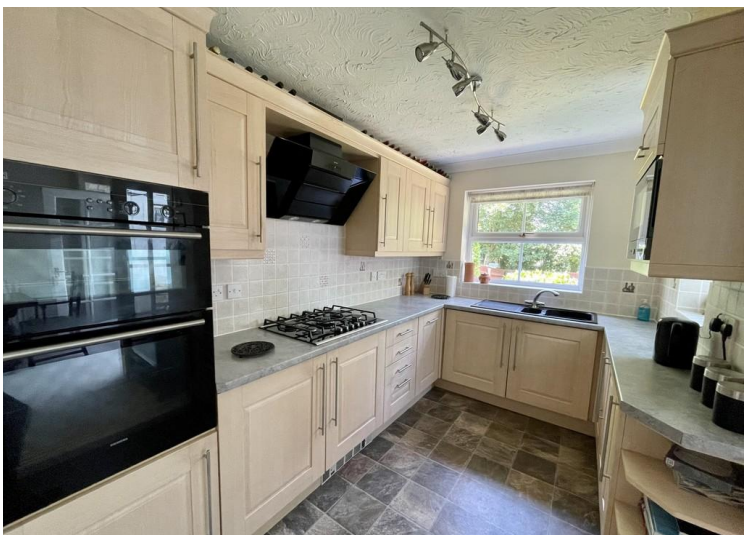
AN ARCHWAY FROM THE DINING ROOM LEADS TO: KITCHEN 11' 3" x 7' 3" (3.43m x 2.21m) A range of units comprising of one and a half bowl single drainer sink unit with centre mixer tap, adjacent roll top worksurfaces with a range of drawers and base storage cupboards below with corner carousel unit, integrated five ring gas hob with extractor canopy above, electric double oven, eye level microwave, coved ceiling, dual aspect windows, tile effect flooring, partly tiled walls, intergrated dishwasher.

UTILITY ROOM 7' 3" x 5' 6" (2.21m x 1.68m) Worktop surface with eye level wall mounted units with wine rack and base storage cupboard below, space and plumbing available for an automatic washing machine, space suitable for an upright fridge/freezer, plumbing for a sink, radiator, partly tiled walls, tile effect flooring extending from the kitchen, coved ceiling, UPVC double glazed door to outside

A STAIRCASE FROM THE HALLWAY LEADS TO: FIRST FLOOR GALLERIED LANDING Window to side aspect, coved ceiling, generous airing cupboard housing the pre-insulated hot water cylinder with fitted immersion, slatted shelving above and to the side, wall mounted Worcester boiler serving the heating and domestic hot water supply and from the landing a loft hatch with a sliding ladder gives access to the roof space

BEDROOM 1 10' 6" x 8' 10" plus wardrobes (3.2m x 2.69m) Coved ceiling, TV aerial connection point, radiator, built in double wardrobe, space suitable for the bed with matching bedside cabinets and shelving with single wardrobes to either side and bridge units above with lighting, window to front enjoying a lightly treed aspect

EN-SUITE SHOWER ROOM White suite comprising of fully tiled double shower cubicle with Mira power shower and glazed shower screen, WC, inset wash hand basin with drawers and cupboards below and tiled splashback, coved ceiling with extractor fan, window to side aspect, chrome heated towel rail



BEDROOM 2 9' 1" plus bay x 8' 9" plus wardrobes (2.77m x 2.67m) Coved ceiling, radiator, built in double wardrobe, space for bed with single wardrobes to either side and bridge units over with underlighting, dormer style window enjoying an attractive outlook over the rear garden and adjoining open space

BEDROOM 3 7' x 6' 10" (2.13m x 2.08m) Coved ceiling, window overlooking front aspect, radiator

BATHROOM Suite comprising of panel enclosed bath with centre mixer tap, wall mounted Mira shower controls, WC with concealed cistern, adjacent inset wash hand basin with cupboard below, tiled splashback, wall mounted light with electric shaver point, radiator, coved ceiling with extractor fan, window

OUTSIDE - FRONT The front garden has been neatly laid to lawn with stocked borders and well established and maintained hedgerows. There is a block paved parking space and the driveway then continues to a further of tarmac parking and accessing the attached **DOUBLE GARAGE** measuring 17' max. x 15' 6" max. fitted with an up and over door. The garage has power and light and a personal door to the rear garden. To the left hand side of the house there is a wall and timber built garden gate which leads along a paved pathway to:

OUTSIDE - REAR Directly to the rear of the property is a paved patio area and then a continuing paved pathway which leads to a further larger area of paving located to one side of the garden. The majority of the garden has been laid to lawn with well kept and stocked flower and shrub borders. The rear garden is fully enclosed by panelled fencing and there is a pleasant outlook over the adjoining wooden open spaces.

COUNCIL TAX BAND 'E' 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: 14891**

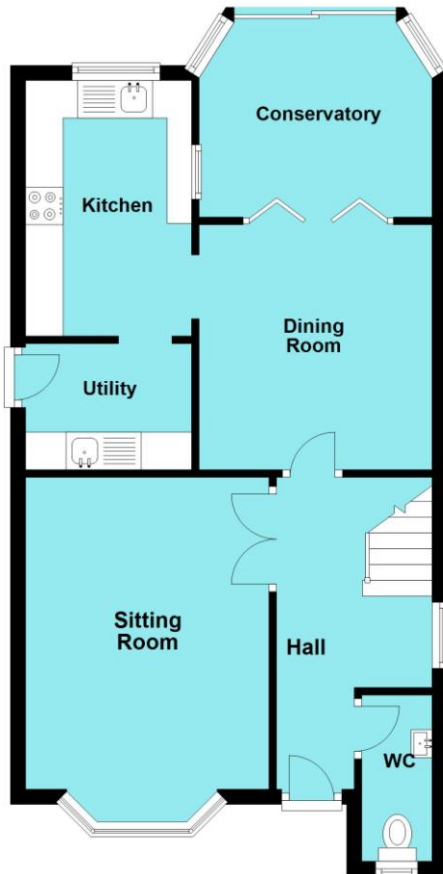


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epca.gov.uk		



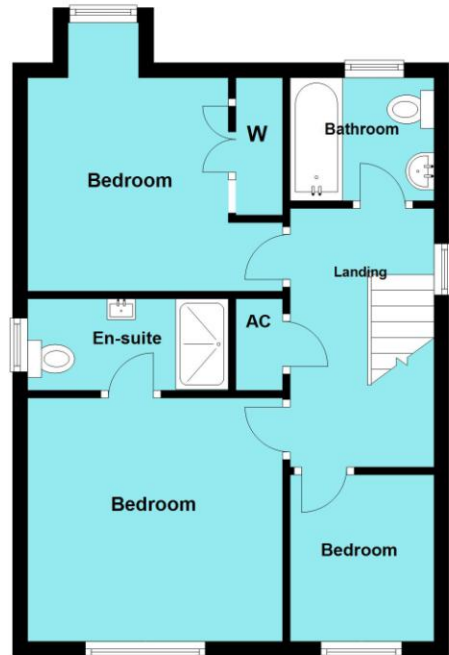
Ground Floor

Approx. 54.2 sq. metres (583.4 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.1 sq. feet)



Total area: approx. 95.5 sq. metres (1027.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



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