



5 Corfe View Road, Corfe Mullen, Wimborne BH21 3LY

An immaculately presented three bedroom detached bungalow with a sunny southerly facing rear garden within moments walk of local amenities.

EPC: TBC **Council Tax Band:** D **Price:** £569,950 **Freehold**







Key Features

- EXTENDED THREE BEDROOM DETACHED BUNGALOW
- GENEROUS LIVING ROOM
- WELL EQUIPPED SHAKER STYLE KITCHEN
- UTILITY ROOM
- SHOWER ROOM
- DRIVEWAY PROVIDING OFF ROAD PARKING FOR NUMEROUS VEHICLES
- PRIVATE SOUTH FACING REAR GARDEN
- UPVC DOUBLE GLAZING
- SMOOTH PLASTERED CEILINGS
- UPVC FASCIAS AND SOFFITS

The Property

An immaculately presented and extended three bedroom detached bungalow situated within a moments level walk of local amenities. The property has been lovingly modernised by the current owners and benefits from gas fired heating with radiators and UPVC double glazing and fascias and soffits, throughout the property there are smooth plastered ceilings with inset downlighting and attractive internal doors.

From the reception hall there is a generous living room which opens to the well equipped kitchen with grey shaker style units and a utility room. There is a

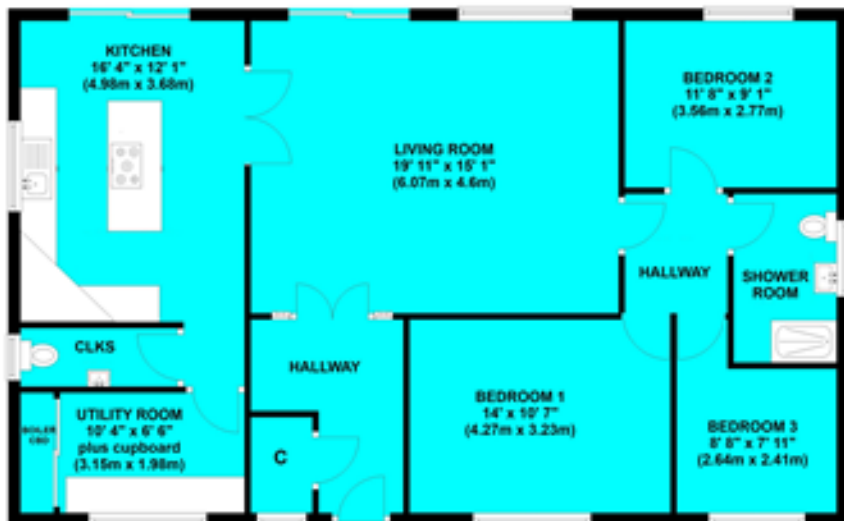
glazed door from the living room leading to an inner hallway and the three bedrooms and shower room.

A driveway provides off road parking for numerous vehicles and leads to the garage and the rear garden enjoys total privacy and a sunny southerly facing aspect.

Within the village of Corfe Mullen there is popular schooling for all age groups and slightly further afield both the boys' and girls' grammar schools. The larger neighbouring centres of Broadstone, Wimborne and Poole can all be easily accessed by bus or car.

Ground Floor

Approx. 109.8 sq. metres (1181.4 sq. feet)



Total area: approx. 109.8 sq. metres (1181.4 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 and 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 PartUp.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | A | |
| (81-91) | B | |
| (69-80) | C | 86 |
| (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 | |

Agents' Note - An interest is declared under the 1979 Estate Agency Act.

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

Broadstone Office

219 Lower Blandford Road, Broadstone, Dorset BH18 8DN
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

Lower Parkstone Office

5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk



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