



63c Albert Road, Corfe Mullen, Wimborne BH21 3QE

A most spacious four bedroom detached bungalow, forming part of a small, quality, cul-de-sac development, within easy reach of local shops and amenities. Offered for sale with No Forward Chain.

EPC: 74 Council Tax Band: E Price: £525,000 Freehold

 **4**  **3**  **2**





Key Features

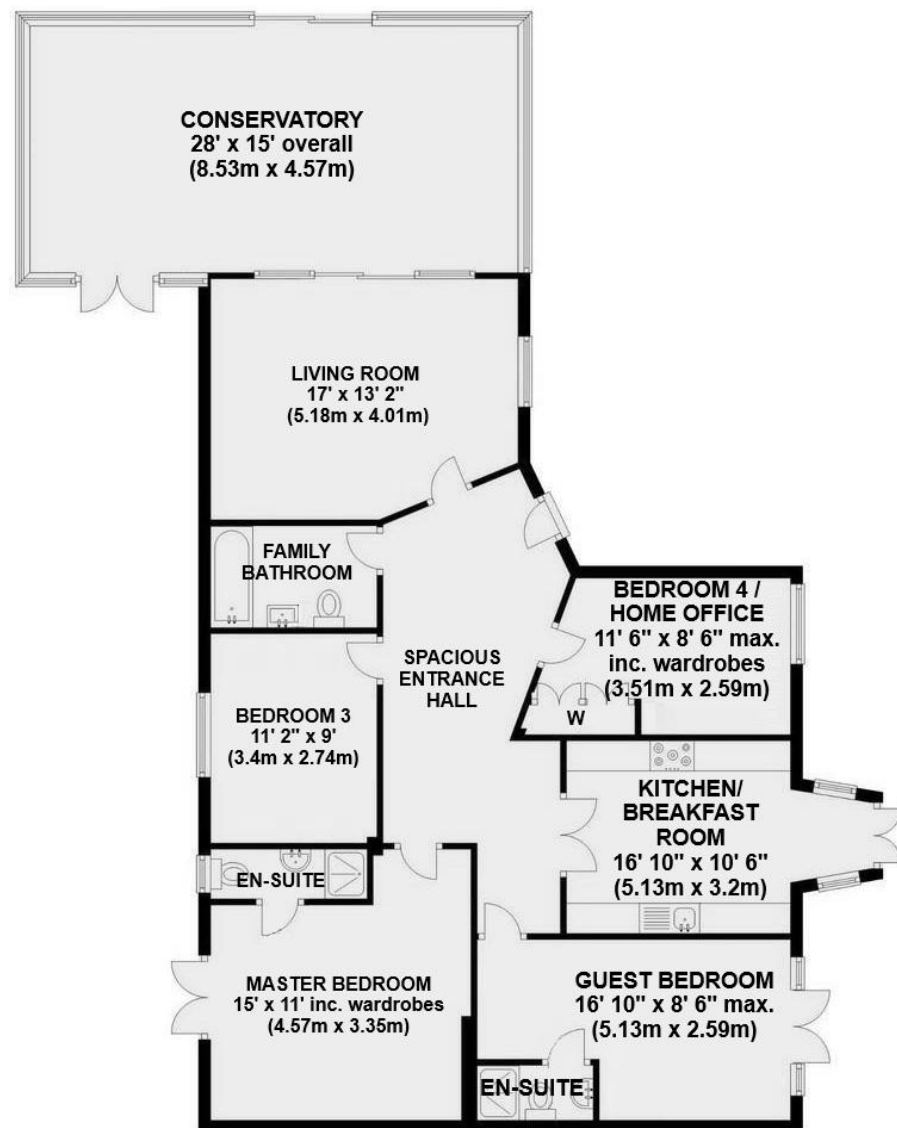
- FOUR BEDROOMS
- LIVING ROOM
- CONSERVATORY
- WELL APPOINTED KITCHEN
- TWO EN SUITE SHOWER ROOMS & FAMILY BATHROOM
- GOOD SIZE GARDENS
- GATED DEVELOPMENT
- SOUGHT AFTER LOCATION
- MUST BE VIEWED
- NO FORWARD CHAIN

The Property

Upon entering the bungalow, there is a spacious reception hall which serves all principal rooms. Immediately to your right is a living room which in turn has sliding doors into a superb large orangery with tiled floor and two sets of doors leading to the garden. There is a clear double glazed roof affording a high degree of natural light. From the hallway, double doors lead into the well fitted kitchen with a range of integrated appliances and a wide bay with space for bespoke table and chairs. From here, French doors lead out to the terrace. The master bedroom is spacious with a range of fitted furniture and has French doors leading out to the garden.

There is an en-suite shower room. Adjacent is the guest bedroom where once again there is a double bedroom together with en-suite shower room and French doors leading out to the terrace. There is a third double bedroom, together with bedroom four/home office. The family bathroom completes the picture.

There are wrap around gardens with a mixture of patio/terrace and artificial lawn. Timber summer house. The gardens are well screened with total seclusion and ample natural sunlight. Driveway located to the front of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	74	
(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
www.epcau.com		

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.

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