



11 Rectory Avenue, Corfe Mullen, Wimborne BH21 3EZ

A four bedroom chalet style home situated in a peaceful location on the edge of the village, yet within a short walk of popular schooling and local amenities.

EPC: 70 Council Tax Band: E Price: £450,000 Freehold

 **4**  **1**  **2**





Key Features

- NO FORWARD CHAIN
- FOUR BEDROOMS
- KITCHEN/DINING ROOM
- GAS FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- AMPLE OFF ROAD PARKING & GARAGE
- GENEROUS SUNNY REAR GARDEN
- SCOPE TO EXTEND (STPP)
- FLEXIBLE ACCOMMODATION
- QUIET ROAD CLOSE TO THE PARK

The Property

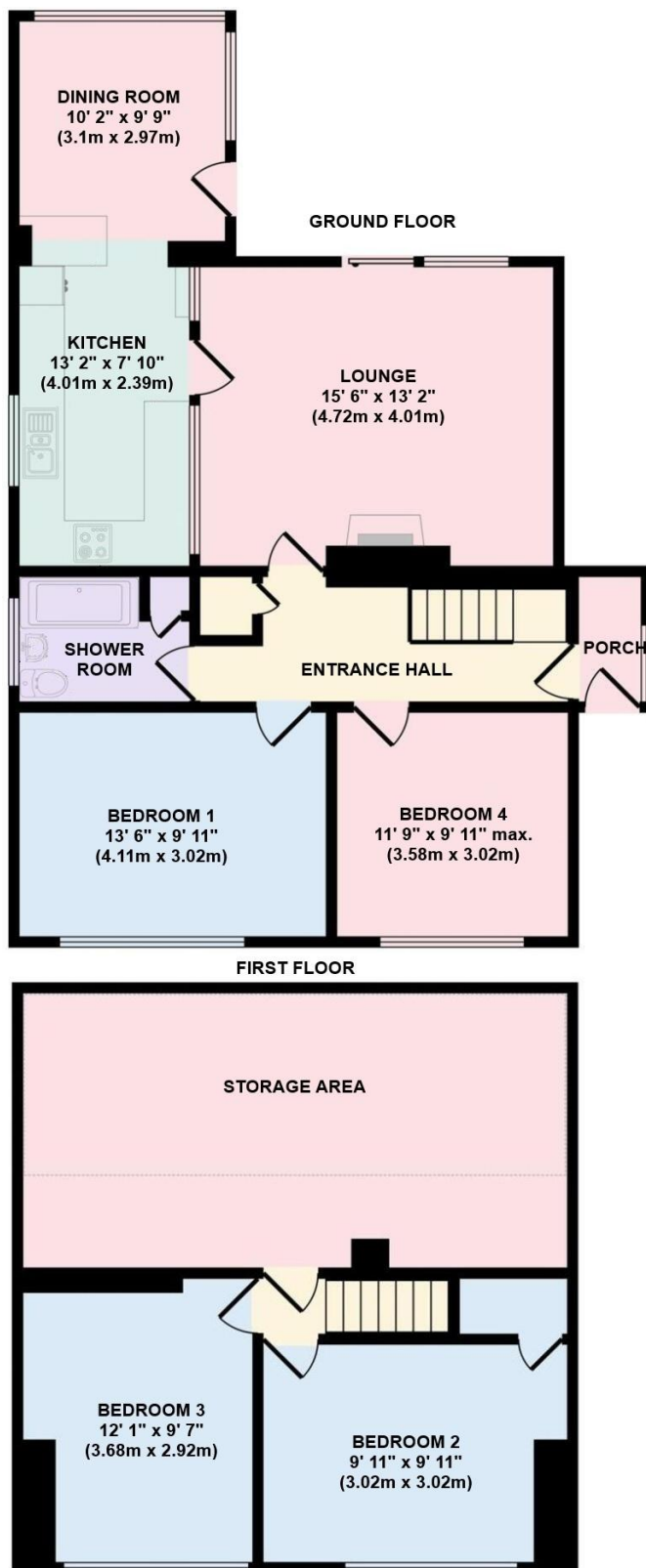
Situated in this quiet road is this chalet style home offering flexible accommodation with bedrooms located to both the ground and first floor.

The property is situated on the edge of the village and is just a moment's walk away from Corfe Mullen Recreation Ground. Local amenities including doctors, dentist, supermarket, various takeaways and a health club are also within easy reach.

The accommodation of the property comprises of an entrance porch leading to a reception hall, there is a lounge and kitchen dining room both with patio doors

enjoying an outlook over the rear garden. To the ground floor there are two bedrooms and a shower room (originally the bathroom) and a staircase leads to the first floor landing where there are two further bedrooms.

A long driveway provides off road parking for numerous vehicles and leads to the garage. The property is set well back from the road with a front garden predominantly laid to lawn. The rear garden is of a very good size and enjoys a sunny aspect.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | 70 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |
| www.epc4u.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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