



## 47 Hadrian Way, Corfe Mullen, Wimborne BH21 3XF

Situated in this sought after location is this four bedroom home enjoying views over countryside, yet is located within a moments reach of all of the amenities that Corfe Mullen has to offer.

**EPC: 72 Council Tax Band: D Price: £450,000 Freehold**

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## Key Features

- PRESENTED IN EXCELLENT DECORATIVE ORDER
- GAS FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- GENEROUS SITTING ROOM
- SUN LOUNGE OVERLOOKING THE REAR GARDEN
- MASTER BEDROOM WITH DRESSING AREA, EN-SUITE SHOWER ROOM & BALCONY
- CARPORT/GARAGE
- ADDITIONAL PARKING TO THE SIDE
- ESTABLISHED SOUGHT AFTER DEVELOPMENT
- EXCELLENT WALKING OVER ADJACENT COUNTRYSIDE

## The Property

This attractive property was constructed just over thirty years ago and forms part of a sought after development within the popular village of Corfe Mullen. A particular feature is the attractive open aspect to the rear over the fields and woodland providing an excellent area for dog walking etc. Within the village of Corfe Mullen there are numerous amenities including a supermarket, takeaways, private health club and popular schooling for all age groups. Both the boys' and girls' grammar schools are within easy reach by car.

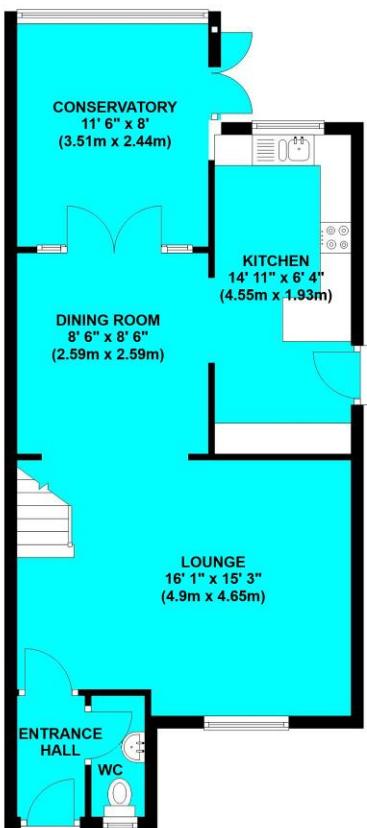
The accommodation comprises of an entrance vestibule with ground floor cloakroom leading to a generous open plan lounge/dining room which connects to the kitchen with potential to extend (STPP) and also an enclosed

conservatory.

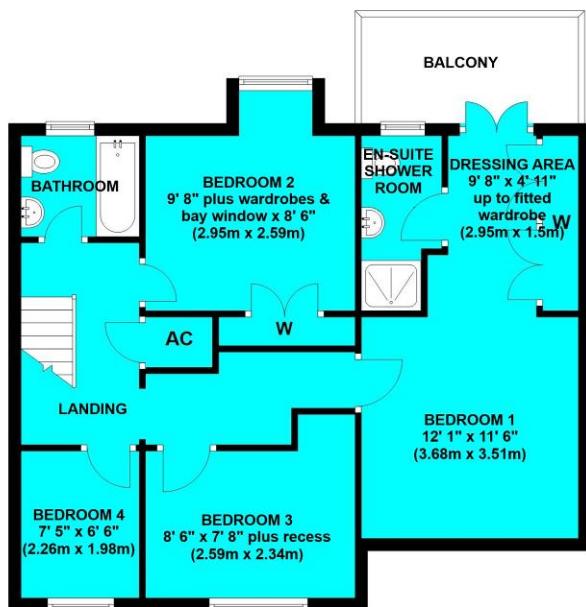
To the first floor there is a superb master bedroom which opens through to a dressing area with fitted wardrobes, an en-suite shower room and then an enclosed balcony making the most of the views over adjoining countryside. There are then three further bedrooms, one with built in wardrobes, and a family bathroom.

The property benefits from an integral carport and garage and to the side, there is parking for two further vehicles. The rear garden has been attractively landscaped being laid to areas of lawn with a feature patio area and attractive ornamental pond, with the garden being fully enclosed by either walling, panelled fencing or established hedgerow.

**Ground Floor**  
Approx. 69.5 sq. metres (747.6 sq. feet)



**First Floor**  
Approx. 66.5 sq. metres (715.7 sq. feet)



**Total area:** approx. 135.9 sq. metres (1463.3 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 and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



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