

**Applewood, 48A Hillside Road, Corfe
Mullen, Wimborne, BH21 3SF**

**£595,000
Freehold**



Constructed by Messrs Harry J Palmer some twenty years ago and having been in the same ownership from new, Applewood is a beautifully presented spacious family home set on the western fringe of Corfe Mullen, overlooking an area of woodland. The property is beautifully presented throughout, having the benefit of a superb, well appointed kitchen/breakfast room with quartz granite worksurfaces and integrated appliances, utility room, excellent living accommodation including the addition of a superb orangery, which in turn leads out to the landscaped garden. On the first floor there are four double bedrooms, two of which have en-suite shower rooms, together with a family bathroom. An 80' rear garden, together with detached double garage and adjacent driveway complete the picture. Presented in excellent decorative order throughout, early viewing is strongly advised.

COVERED PORCH Outside light point, double glazed composite door leads to:

SPACIOUS ENTRANCE HALL Radiator, understairs cupboard

CLOAKROOM Suite comprising close couple WC, wash hand basin, part tiled walls, radiator, window to front elevation

SITTING ROOM 18' 6" x 11' (5.64m x 3.35m) Power point, TV point, two radiators, feature fireplace with inset gas fire, window to front elevation overlooking an area of woodland

PROFESSIONALLY ADDED CONSERVATORY 16' 6" x 11' 2" (5.03m x 3.4m) Of UPVC construction with double glazed windows set on a brick plinth with a quarry tiled sill, light and power, tiled flooring, underfloor heating, facing brick elevation to two walls, clear glazed roof, double glazed French doors lead out to the terrace

DINING ROOM 11' 4" x 10' (3.45m x 3.05m) Radiator, window to front elevation again with wooded aspect

STUDY 10' x 9' (3.05m x 2.74m) Radiator, window overlooking rear garden

BEAUTIFULLY APPOINTED KITCHEN/BREAKFAST ROOM 15' 4" x 9' 6" (4.67m x 2.9m) Custom made for the existing owners by a well known local kitchen company, the kitchen offers an extensive range of wall and floor mounted units with quartz granite worksurfaces and kick backs, together with window sills. Integrated one and a half bowl sink unit with seamless draining board within worksurface, full range of quality appliances to include two Neff built under ovens, one having a warming tray, built in Neff induction hood with extraction hood housed within matching units, integrated Neff dishwasher, integrated AEG fridge, tiled flooring, low voltage lighting, radiator, two windows to rear elevation

UTILITY ROOM Fitted worksurface with inset stainless steel single bowl sink unit, plumbing and space for washing machine and tumble dryer, wall mounted Vaillant gas boiler, tiled flooring, radiator, window to front elevation, double glazed door to side of property

FROM THE ENTRANCE HALL, AN EASYTREAD STAIRCASE WITH SPINDLED BALUSTRADE Leads to the:

MOST SPACIOUS FIRST FLOOR PART GALLERIED LANDING Radiator, airing cupboard housing pre-lagged hot water tank and fitted linen shelving, access to loft space via ladder

MASTER BEDROOM 18' 6" x 11' (5.64m x 3.35m) Delightful room with dual aspect having two radiators together with a range of built in wardrobes, one window overlooking the delightful rear garden, front window again has the benefit of a wooded aspect, door to:

WELL APPOINTED EN-SUITE SHOWER ROOM Suite comprising oversize shower with wall mounted Mira thermostatically controlled shower and semi-circular door, close coupled WC, pedestal wash hand basin, ladder heated towel rail, fully tiled walls, mirror with shaver point, window to front elevation



GUEST BEDROOM 2 11' 6" x 10' inc. fitted furniture (3.51m x 3.05m) Radiator, range of built in wardrobes with adjacent chest of drawers, window to front elevation with delightful wooded aspect, door to:

WELL APPOINTED EN-SUITE SHOWER ROOM Oversize walk in shower with wall mounted Mira shower control, pedestal wash hand basin, close coupled WC, ladder heated towel rail, shaver point, fully tiled walls, mirror, window to front elevation

BEDROOM 3 9' 8" x 9' (2.95m x 2.74m) Radiator, window overlooking rear garden

BEDROOM 4 10' x 9' (3.05m x 2.74m) Radiator, window overlooking rear garden

FAMILY BATHROOM Suite comprising panelled bath with mixer taps and wall mounted Mira shower control together with shower screen, close coupled WC, pedestal wash hand basin, part tiled walls, radiator, window to rear elevation

OUTSIDE - FRONT This beautifully presented family home forms part of a small, high quality development on the western fringe of Corfe Mullen. The front garden is open plan being laid to lawn bordered by a mature hedge and a variety of shrubs, a block paved area provides additional driveway, from where timber panelled double gates lead alongside the property to a side courtyard, which in turn continues to the extensive patio/BBQ area nestled between the house and the double garage. This area is a superb entertaining area, having raised shrub borders and from here five steps lead up to the main garden.

OUTSIDE - REAR The main garden is approximately double the standard size in length, the south easterly facing garden measures approximately 80' in length and is landscaped being ornamental in its design with a pathway which dissects the garden and leads to a further hidden patio. There is a wide variety of shrubs and tree life together with mature hedgerow which provide a reasonable degree of seclusion. Outside tap. Alongside the boundary, there is a DETACHED DOUBLE GARAGE accessed from the rear. This double garage measures approximately 17'6" x 17'6" and has an electric roller door together with a pitched tiled roof providing useful overhead storage, light and power and personal side door to the garden.

COUNCIL TAX BAND 'G' This information has been supplied by Dorset Council, and we would suggest you verify this information prior to purchase.

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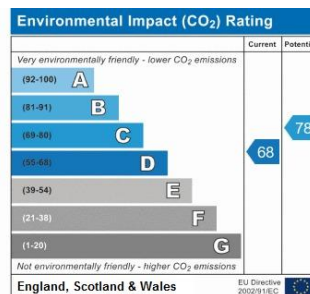
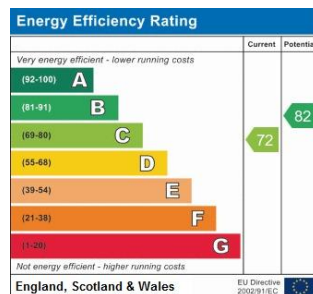
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Total area: approx. 154.5 sq. metres (1662.8 sq. feet)

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Plan produced using PlanUp.



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