



19 Arnhem Close, Corfe Mullen, BH21 3ER



A modern 3 bedroom semi-detached home with en-suite and landscaped gardens situated in a quiet cul-de-sac opposite Corfe Mullen Recreation Ground.

- 3 bedrooms
- 2 bath/shower rooms
- Kitchen/dining room
- Landscaped, westerly facing garden
- 2 parking spaces
- Garden summer house
- Remainder of builders warranty
- Beautifully presented
- Opposite recreation grounds
- Close to schooling

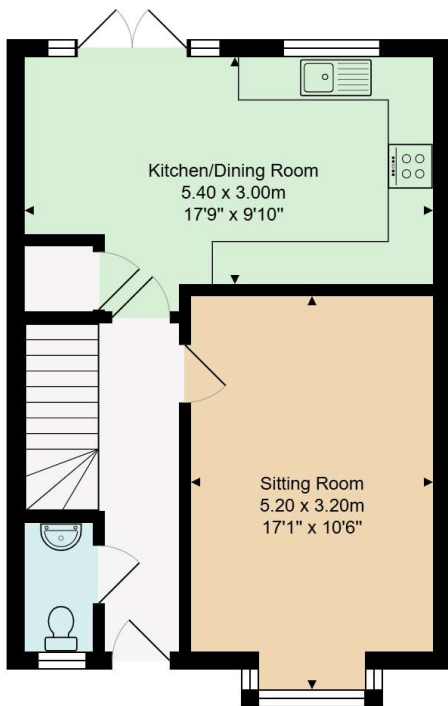
ASKING PRICE:

£415,000 (Freehold)

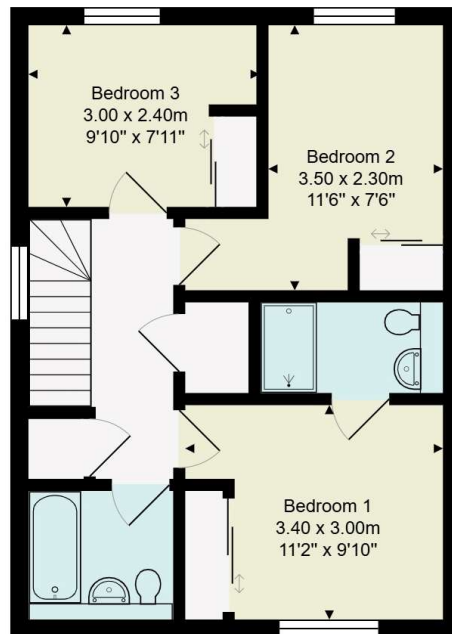
EPC RATING:

Band - B





Ground Floor



First Floor

Total Area (according to EPC): 87.0 m² ... 937 ft²
 All measurements are approximate and for display purposes only.

LOCATION

The property is located in the popular Windgreen Gardens development built by Bellway homes in 2021. It lies on the edge of Corfe Mullen within easy reach of the local village amenities and sought after schooling whilst being close to the recreation ground and open countryside. The larger towns of Wimborne Minster and Broadstone are approximately 2 miles equidistant.

THE PROPERTY

This modern semi-detached home is beautifully presented retaining its 'new home feel'. The owners have improved the property by landscaping the rear garden and adding a garden summer house.

The accommodation briefly comprises;

An entrance hall with stairs rising the first floor with fitted storage under. The cloakroom has a wc and wash basin. The sitting room has a window to the front overlooking green space opposite the property.

Along the rear of the house is the kitchen/dining room with double doors leading out to the garden. There are a good range of base and eye level units with a fitted oven, hob and fridge/freezer. There is space and plumbing for a washing machine and a dishwasher/tumble dryer.

Upstairs on the landing are two fitted cupboards. All three bedrooms include fitted wardrobes with mirrored sliding doors. Bedroom 1 also includes an en-suite shower room. The bathroom has a 3 piece suite.

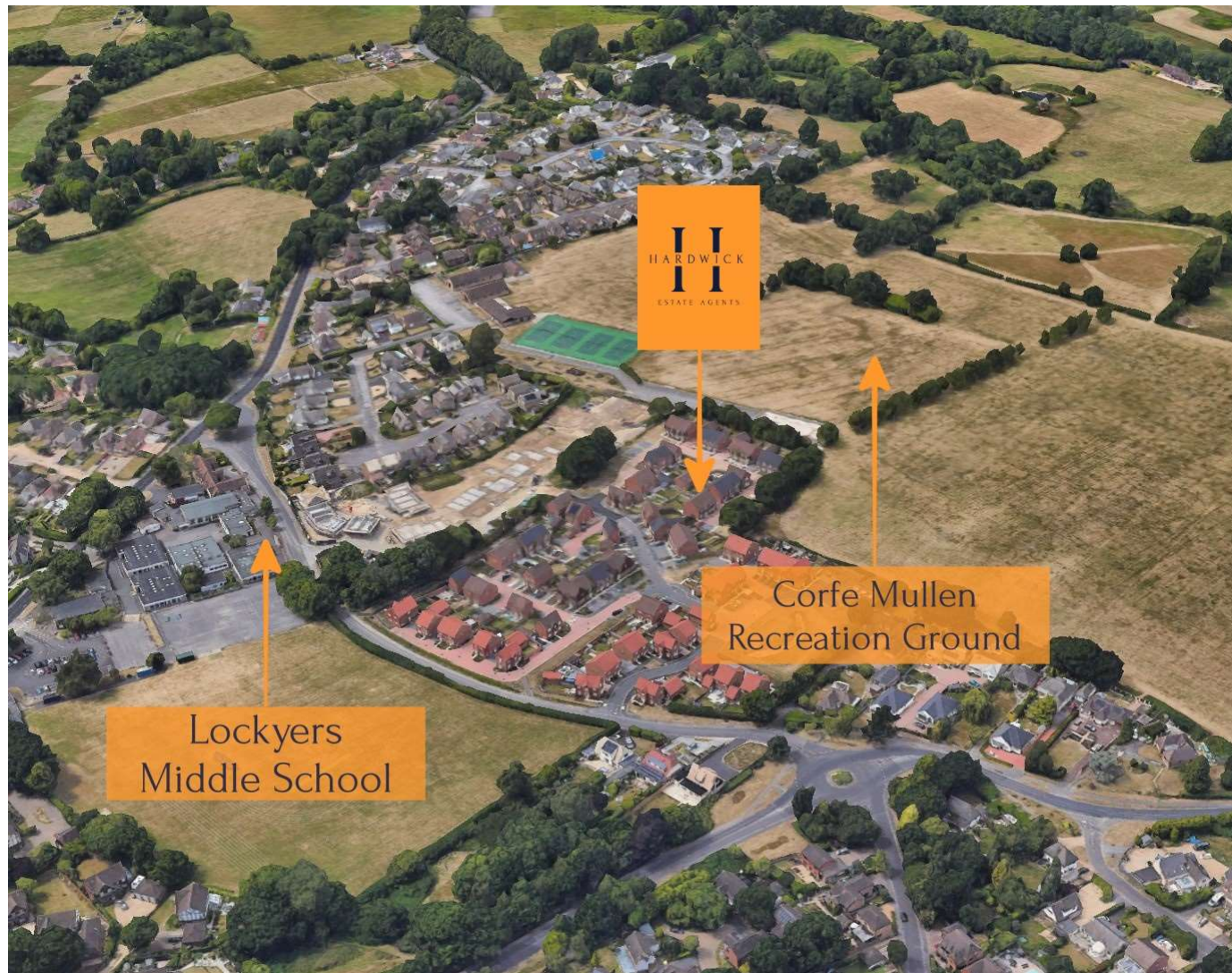
Outside to the front there are two parking spaces and a visitors space. The rear garden enjoys a westerly facing aspect with a patio area along the rear of the house. Steps and raised planted borders lead up to the lawn, summer house and further deck and patio area.

ADDITIONAL INFORMATION

Council tax – D

Heating – Gas fired central heating

Estate charge - £273.38 01/08/23 – 31/07/24



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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