



21 Southlands Avenue, Corfe Mullen, BH21 3JB



A beautifully presented 3 bedroom detached chalet style bungalow with a detached double garage, situated in a quiet cul-de-sac.

- 2 ground floor bedrooms and 1st floor bedroom
- Large open plan sitting/dining room
- Bi-fold doors to the garden
- Good driveway parking and double garage
- Secluded westerly facing garden
- Beautifully presented
- 4 piece bathroom
- Quiet cul-de-sac location
- Versatile accommodation
- Viewing recommended

GUIDE PRICE:

£500,000 - £510,000 (Freehold)

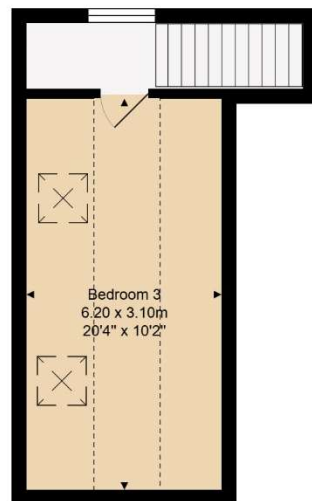
EPC RATING:

Band - D





Ground Floor



First Floor

Total Area Approx: 106.0 m² ... 1141 ft²
All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

LOCATION

The property is situated in a quiet cul-de-sac location, in the popular and sought after area of Corfe Mullen. The village of Corfe Mullen offers a good range of local amenities together with sought after schooling. It lies between the larger towns of Wimborne Minster and a Broadstone.

THE PROPERTY

The property is a beautifully presented and well-maintained detached chalet style bungalow with all the principal accommodation on the ground floor, and just one bedroom on the 1st floor. It offers surprisingly spacious accommodation, all set on a generous plot with ample parking for several vehicles together with a detached double garage and a secluded westerly facing garden.

The accommodation briefly comprises; an entrance hallway with a fitted airing cupboard. The spacious sitting/dining room is a particular feature of the property with dual aspect windows and bifold doors giving access to the garden. There is a fireplace with a gas fired, cast iron log burner style stove, and to the side are built in units.

The kitchen offers a good range of base and eye level units with fitted appliances including a fridge and freezer, washing machine and range cooker.

On the ground floor there are two double bedrooms, bedroom 1 includes a range of fitted wardrobes. The bathroom incorporates a four piece suite which includes a corner bath, separate shower, WC and wash basin. The bathroom and hall have underfloor heating.

Upstairs the 1st floor landing overlooks the rear garden and leads through to the large third bedroom with access to eaves storage space.

Outside, the property is approached by a driveway providing parking for several vehicles. The side gates give access to the rear of the property and the detached double garage (6m x 4.7m) which has an electric door, power and light and a loft storage room above. Attached to the garage is a garden store.

The front garden has been laid to shingle and planted borders. The rear garden is a further feature of the property, along with the rear of the property is a composite deck leading to the lawned garden which is bound by mature and well stocked planted borders. At the rear of the garden is a further patio seating area.

ADDITIONAL INFORMATION

Council tax – D



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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