



10 Violet Farm Close  
Corfe Mullen, Wimborne, BH21 3DR





A spacious and well presented 3 double bedroom detached house set on a generous plot backing onto Corfe Mullen recreation ground.

- Modern open plan kitchen/dining room
- Separate sitting room
- 3 double bedrooms
- 4 piece family bathroom
- Detached garden lodge/home office
- Driveway parking for numerous vehicles
- Garage
- Large secluded garden
- Double glazed
- Close to schooling
- Electric heating
- Solar panels

**ASKING PRICE:**

£495,000 (Freehold)

**EPC RATING:**

Band - D









## Location

The property is situated in a quiet cul-de-sac location backing onto Corfe Mullen recreation ground. It also lies within easy reach of local schooling including Lockyers and Corfe Hills. The village of Corfe Mullen offers a range of shops and amenities and sits between the larger towns of Wimborne Minster and Broadstone.

## Property Description

The property is a spacious and well-presented detached house that has been extensively modernised in recent years including a modern kitchen and bathroom together with a detached garden lodge/ home office.

The accommodation briefly comprises a reception hall with stairs rising to the first floor with a fitted cupboard under. There is a further large double cupboard and a cloakroom with WC and wash hand basin.

Along the rear of the property is the kitchen dining room with under floor heating and bifold doors lead out to the garden. The kitchen area offers a good range of base and eye level units with a fitted electric oven, microwave oven and an induction hob, with space for a fridge freezer and dishwasher. The spacious sitting room overlooks the front aspect.

Upstairs there are three double bedrooms, bedrooms one and two both include a range of built in wardrobes.

The bathroom also with under floor heating comprises a four-piece suite with a built-in vanity unit with wash basin WC, bath and separate shower.

## Outside

The property is approached by a shingle drive providing parking for several vehicles and access to the detached single garage.

The garden is split into two main areas, with an area of garden to the side with an artificial lawn bound by mature borders.

In the rear garden is a raised deck terrace with steps leading down to a lawned garden and a further patio again by and by mature well stocked planted borders. At the rear of the garden is a gated area currently used the storage.

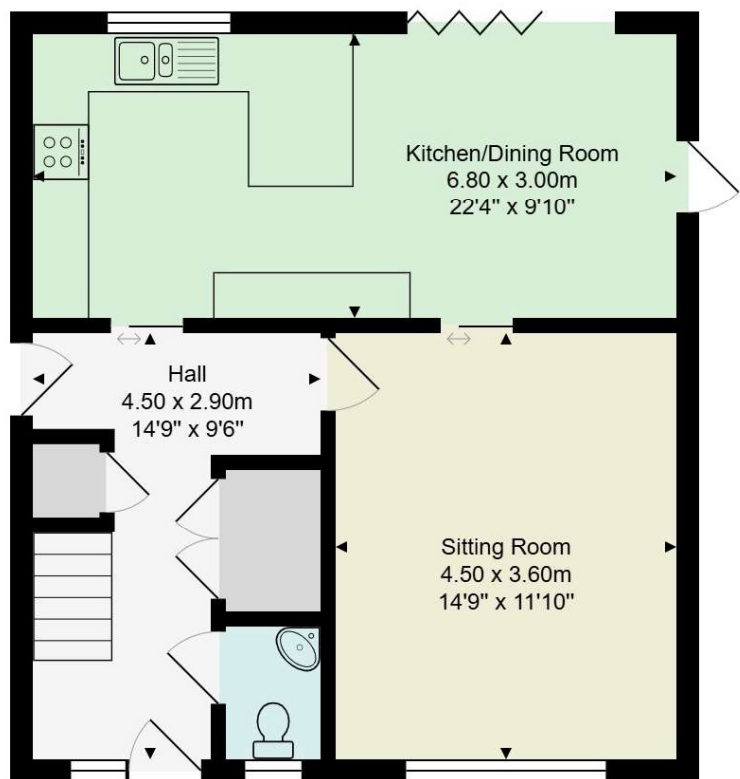
## Garden Lodge/Home Office

It has power, light and plumbing, housing the utility room and hot water cylinder.

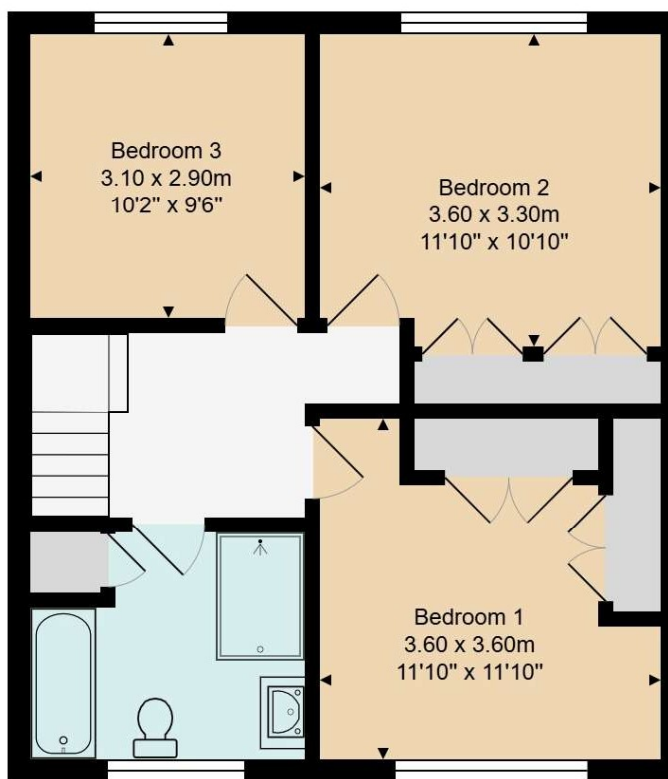
## Additional Information

Council tax band: D

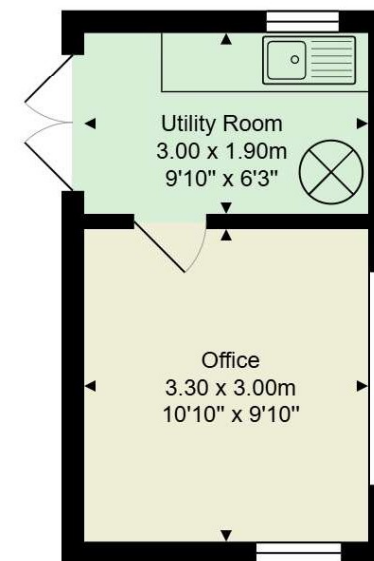




Ground Floor

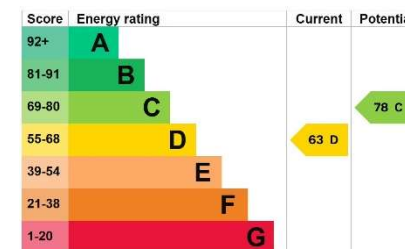


First Floor



Garden Lodge/Office

Total Area Approx including lodge: 119.2 m<sup>2</sup> ... 1283 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.



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 full for efficient 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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