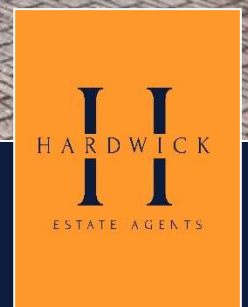




11 Croft Close
Corfe Mullen, BH21 3JE



A spacious 3 bedroom detached bungalow on a 0.3-acre plot offering huge potential situated along a quiet private road, offered with no forward chain

- Quiet, private road location
- Generous plot
- Recently updated kitchen and bathroom
- Close to local amenities and schooling
- Scope to improve existing home or create a larger residence subject to relevant planning
- Southerly facing garden
- Gas fired central heating
- 3 bedrooms
- Large open plan living area and kitchen
- Separate sitting room

GUIDE PRICE:

£600,000 - £620,000 (Freehold)

EPC RATING:

Band - D







Property Description

Tucked away along a quiet private road, this substantial detached bungalow occupies an impressive 0.3-acre plot in one of Corfe Mullen's most sought-after locations. Offering space, privacy, and enormous potential, this home provides a rare opportunity for buyers seeking a property they can truly make their own.

The property would make a lovely home as it stands. In addition, there is potential for modernisation, making it an excellent opportunity for those wishing to extend or even reimagine the layout (subject to planning permission) to create a stunning home.

The accommodation is both spacious and flexible. The heart of the home is the large open-plan living/dining area and kitchen, offering plenty of space for family life and entertaining. The kitchen has been refitted in recent years and enjoys a bright, modern feel with a range of fitted appliances including 2 ovens, a gas hob, dishwasher and a fridge. There is an adjacent utility providing space for additional appliances, internal access to the garage and a generous undercroft storage space.

There is also a separate sitting room providing a cosy retreat, and a sun room overlooking the gardens.

The property offers 3 well-proportioned bedrooms, all served by a newly fitted contemporary four-piece bathroom suite. A fixed ladder leads to the two loft rooms that offer excellent additional space, ideal for hobbies, storage, or potential conversion (subject to necessary consents).

Outside

Set on a generous 0.3-acre plot, the property enjoys extensive gardens to both the front and rear—offering privacy, mature planting, and plenty of scope for landscaping or future development. A rear gate gives access to the footpath behind.

The driveway provides ample parking for several vehicles, leading to a garage.

Location

Corfe Mullen is a large village which offers a good range of local shops, amenities and sought after schooling. Its sits between Wimborne Minster and Broadstone where there are a wider range of amenities.

Additional Information

Council tax band: E



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.



Total Area Approx: 169.7 m² ... 1827 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	62 D	
39-54	E		
21-38	F		
1-20	G		

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

T: 01202 094277 E: info@hardwickea.co.uk

www.hardwickea.co.uk