



32 Hadrian Way
Corfe Mullen, Wimborne, BH21 3XF



A beautifully presented 3 bedroom semi detached home with a south facing garden situated in the popular Roman Heights development.

- Modern open plan kitchen/breakfast room
- Separate sitting room
- Conservatory
- Ground floor bedroom 3 or study
- Newly fitted bathroom
- Driveway parking
- Southerly facing garden
- Close to open heathland
- Quiet cul-de-sac location
- Close to sought after schooling
- Gas central heating
- Double glazed

ASKING PRICE:

£375,000 (Freehold)

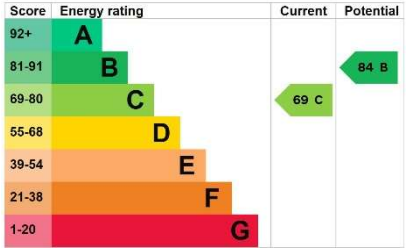
EPC RATING:

Band - tbc





All measurements are approximate and for display purposes only.



LOCATION

The property is located in the sought-after Roman Heights development in Corfe Mullen which lies close to protected heathland, the recreation ground and is also within reach of a number of sought after schools. The village offers a range of shops and amenities and is on the doorstep of Wimborne Minster and Broadstone which offers a broader range of facilities.

THE PROPERTY

This semi-detached home is beautifully presented and has been improved in recent years including a generous kitchen breakfast room, a lovely conservatory/garden room and a newly fitted bathroom.

The accommodation briefly comprises an entrance porch that leads into the hallway where stairs rise to the first floor. There is a ground floor study/third bedroom.

From the spacious sitting room two sets of double doors lead out to the conservatory. With solid walls on three sides together with heating it is a usable all year-round room.

The modern kitchen has dual aspect windows. It comprises a generous range of matching base and eye level units with a peninsula breakfast bar and a range of fitted appliances including an electric oven and hob, plus dishwasher and fridge freezer. There is space and plumbing for a washing machine.

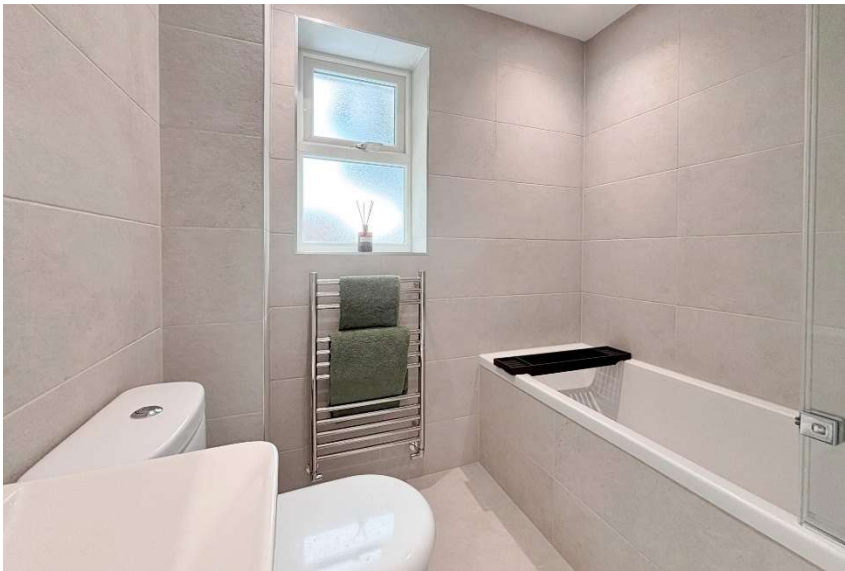
Upstairs on the 1st floor landing is a fitted cupboard. Bedroom 1 has a built-in double wardrobe and bedroom 2 has a built-in single wardrobe.

The bathroom is fully tiled with a heated towel rail and a contemporary white suite including a bath with shower over plus wash basin and WC.

Outside there is driveway parking and a small lawned garden to the front. In the rear garden is a paved patio terrace stretching across the rear of the property with the majority of the garden laid to lawn with mature planted borders all bound by timber fencing.

ADDITIONAL INFORMATION

Council tax – C



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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