



**Connells**

Brook Lane  
Corfe Mullen Wimborne



## Property Description

Connells are delighted to bring to market this stunning three double bedroom, three bathroom bungalow, ideally situated within Corfe Mullen with stunning views over open countryside. This versatile home offers Annex potential with a separate living room, bedroom and shower room as you enter the property. The further accommodation offers two spacious double bedrooms with an en suite to the master and sizeable family bathroom.

Towards the rear, this property boasts a kitchen/diner, perfect for entertaining, living room with a fire place leading to the modern, double glazed glass conservatory offering further living space and beautiful views over the garden and countryside.

The garden has a double length garage with power and lighting with an electric roller door. As well as the Cedar garden room that is fully equipped with power and lighting offering fantastic entertaining space with the potential to use as a home office. At the bottom of the garden there is a raised paved patio with hot tub and space for seating that is the ideal location to take in the captivating views this home has to offer.

At the very bottom of the garden is a large paved entertainment space with a stone BBQ and two large oak tables.

## Entrance Porch

5 bar door lock with external lighting and sensor lights.

## Entrance Hall

Carpeted with storage cupboard and airing cupboard with alarm system and radiators. There is also a metal fuse box that was fitted in November 2021.

## Annex Living Room

11' 2" x 10' 4" ( 3.40m x 3.15m )

Carpeted with double glazed front aspect window with blinds, radiator, a range of wall and base units being used as a small kitchenette area.

## Annex Bedroom

11' 2" x 9' 10" ( 3.40m x 3.00m )

Carpeted with side aspect double glazed window with blinds, radiator and fitted wardrobes with sliding doors and remote controlled fan light.

## En Suite

Double glazed side aspect window with blind, hand wash basin with mixer tap, electric shower with glass screen, low level WC, ladder radiator and light up mirror.

## Lounge

16' 5" x 12' 9" ( 5.00m x 3.89m )

Carpeted with feature fireplace, TV and telephone point and sky cable. Radiator. Double glazed sliding door to modern double glazed conservatory.

## Double Glazed Conservatory

Built in November 2021 with stunning views, stone tiled flooring, dimmer lights, radiator with sliding door to glass balustrade balcony area with steps leading to the garden.

## Kitchen

20' x 11' 4" MAX ( 6.10m x 3.45m MAX )

Tiled flooring. Offering a vast range of wall and base units with a stainless steel 1 and 1/2 sink and drainer inset into work top. There is an island with integral electric, 4 ring AEG hob with extractor fan and hood over. Integral Bosch fan assisted double oven and an additional integral AEG microwave. Tall double integrated Liebherr fridge/freezer as well as space for washing machine and dishwasher, There is also a Vaillant boiler, water softener and two radiators. Double glazed windows at rear and side aspect with roman blinds and double glazed door with roman blinds at the side aspect with access to the garden.

## Bedroom 1

16' 2" MAX x 9' 7" ( 4.93m MAX x 2.92m )

Carpeted with double glazed front aspect window with blinds, 3 fitted wardrobes with sliding doors, radiator, fan light and TV point.

## En Suite

Double glazed side aspect window with roman blinds, hand wash basin with mixer tap, shower cubicle with Aqualisa power shower, low level WC, ladder radiator and light up mirror. Karndean flooring and a wall mounted and freestanding vanity unit.

## Bedroom 2

11' 3" x 9' 10" ( 3.43m x 3.00m )

Carpeted with side aspect double glazed window with blinds, fitted wardrobes with sliding doors and fan light with remote control. Radiator. Built in office desk with cupboards and drawers.

## Bathroom

Double glazed side aspect window with roman blinds, hand wash basin with mixer tap, shower cubicle with Aqualisa power shower, two seater Carronite corner bath with mixer tap, low level WC, ladder radiator and light up mirror and vanity unit. Karndean flooring.

## Garage

28' x 8' 10" ( 8.53m x 2.69m )

Electric roller door with rear aspect single glazed window and side aspect access door, fuse board connected to garage and cedar garden room. Power and electric connection. Metal shelving, cupboards and work bench.

## Cedar Garden Room

17' 6" x 9' 5" ( 5.33m x 2.87m )

Built in November 2021 a fully double glazed and fully insulated cedar garden room with side entrance door, double doors at rear with curtains, leading to hot tub and paved patio. With corner windows and curtains offering views over the garden and stunning views into the distance. Programme Rointe heating system, hardwired internet connection and external sensor wall lights.

## Front Garden

Double gated entrance with raised wall area with slate chippings. Tarmac sloped driveway with parking for up to six vehicles. Archway with secondary double gates leading to the double length garage. The property benefits from sensor lights surrounding the bungalow as well as the side of the garage and cedar garden room. There is also gated side access from both side of the property leading to the garden.

## Rear Garden

There is side gated access to the garden from both sides of the property with a log store down the left hand side. The rear of the property is accessed with a balcony off the conservatory that offers one of the many places to appreciate the captivating views. This home offers stunning views of both Blandford and Badbury Rings with Blandford situated just 10 miles away.

The rear garden is mainly laid to lawn and has fruit trees, with the opportunity to grow Apples, Quince and Plums. There is also well established grasses, ferns and shrubs in raised beds. The current owners have often enjoyed their enclosed 10m x 2m vegetable patch with the opportunity to also grow your own vegetables. There is also an outside water tap.









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**EPC Rating: C**

Tenure: Freehold

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Property Ref: FDN305766 - 0009