



HEARNES
WHERE SERVICE COUNTS

Corfe Mullen, Dorset, BH21 3HP

Corfe Mullen, Dorset, BH21 3HP

FREEHOLD PRICE: £490,000

A deceptively spacious extended three double bedroom, two reception room, two bathroom detached family home set on a generous size corner plot with off road parking for four cars and workshop, within easy reach of shops and local schools. First time to the market in 53 years.

- Entrance hall with storage cupboard
- Spacious kitchen/diner with under stairs storage and side access to garden. The kitchen is finished in a range of cream units with complementary worktops, four ring gas hob(new in 2023), chimney style extractor hood, double oven, integrated dishwasher, washing machine and fridge
- Superb dual aspect sitting room with range of built in furniture and large picture window overlooking the front garden with double glazed French doors opening onto side garden and double doors opening into sitting room
- Ground floor wet room with wall mounted wash hand basin heated towel rail and WC
- Landing with loft access
- Three double bedrooms all with fitted wardrobes and two with countryside views
- Family bathroom with bath and shower over, wall mounted wash hand basin and low level flush WC
- Outside: The garden has evolved over 53 years and offers an al fresco dining area, rockery, water feature, two grass areas and countryside views
- Agents note: The boiler was replaced in 2022 along with the patio doors and water softener. The front door were also replaced this year.

The property is close to several popular local schools and in close proximity to local amenities including a petrol station, gym, two Co-ops and the Recreation Ground. It is within 2.9 miles of Wimborne town centre where a number of shops, restaurants, public houses can be found as well as the renowned Tivoli theatre.

COUNCIL TAX BAND: E EPC RATING: D

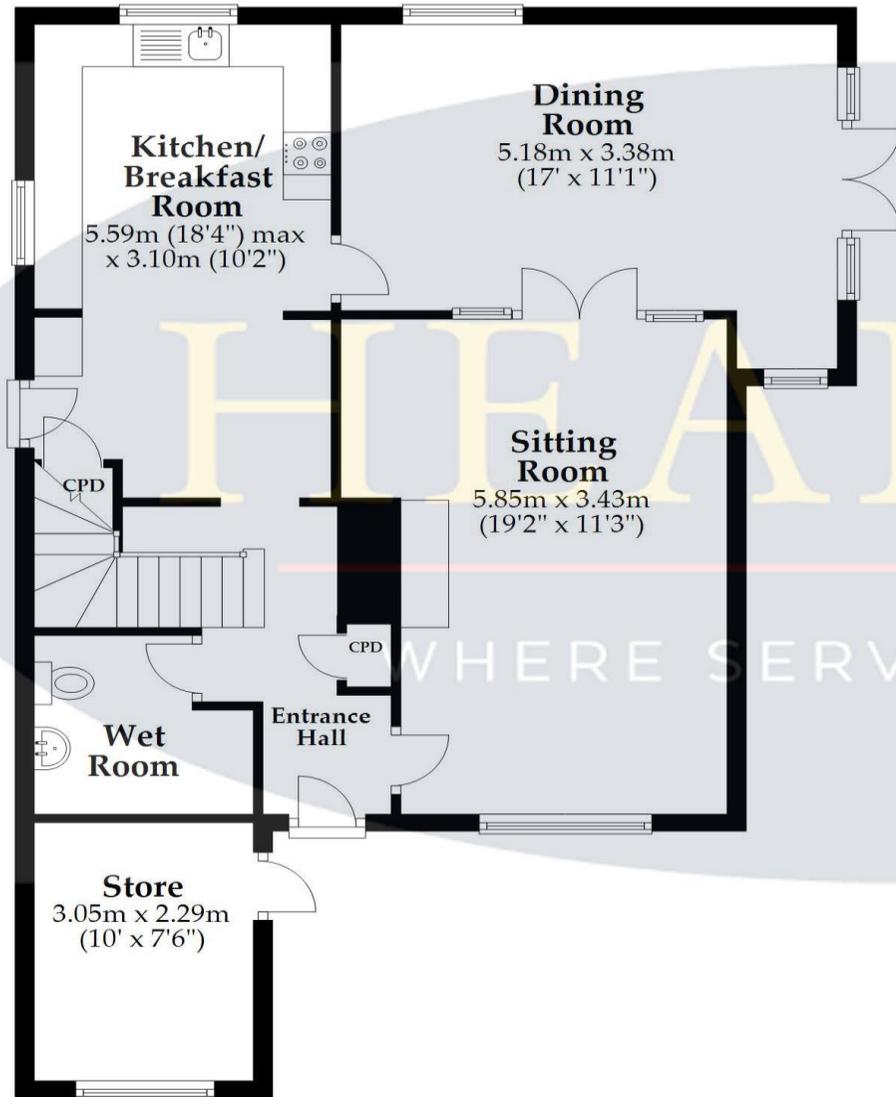
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



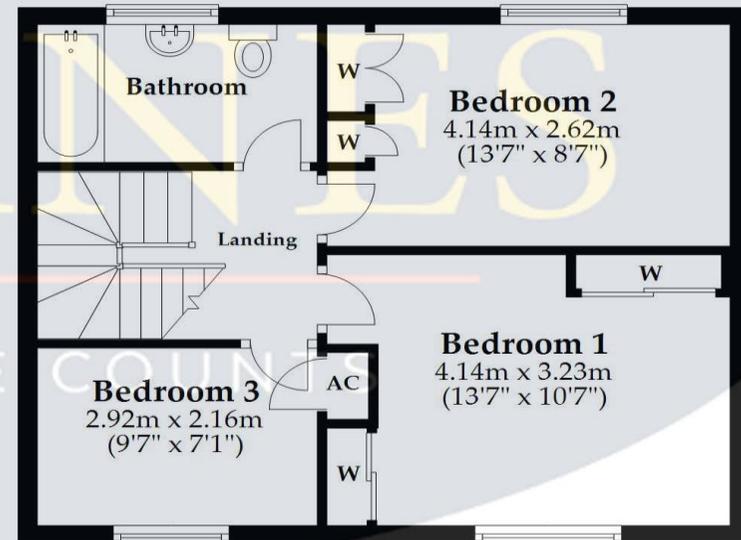


Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Ground Floor



First Floor



Total Floor Area: approx 128.7 sq. metres (1385.2 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood







www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD