



**HEARNES**

WHERE SERVICE COUNTS

**Corfe Mullen  
Dorset, BH21 3PZ**

# Corfe Mullen, Dorset, BH21 3PZ

## FREEHOLD PRICE: £525,000

A spacious, well presented detached bungalow offering four bedrooms as well as a large kitchen/breakfast room, conservatory and main bedroom with en suite shower room. The property has ample off road parking leading to double garage in a popular location.

- Entrance porch with Karndean flooring and brick recess with shelving, four stairs leading to upper level to the bedrooms
- Spacious sitting room with stone fireplace and inset gas fire
- Large kitchen/breakfast room with range of base and eye level units and complementary worktops, integrated appliances including a gas and electric hob, built-in double oven, fridge freezer and further second freezer, space for washing machine, space for table and chairs, cupboard housing gas boiler
- Sun conservatory with tiled flooring with French doors leading into the garden
- Four good size bedrooms with various fitted wardrobes
- Main bedroom benefitting from fitted wardrobes and en suite shower room
- Further shower room with fitted power shower
- Double glazing and gas heating
- Outside: Driveway providing ample off road parking leading to double garage with dividing wall and two up and over doors. The front garden has lawn and paved area. The rear garden is south facing with paved patio, a raised ornamental fishpond and small lawn area with planted borders

The property is situated in a well established area in a popular residential location and is renowned for its sought after schools and in close proximity to Corfe Mullen offering a range of shops and amenities. It is approximately three miles from 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: C

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.

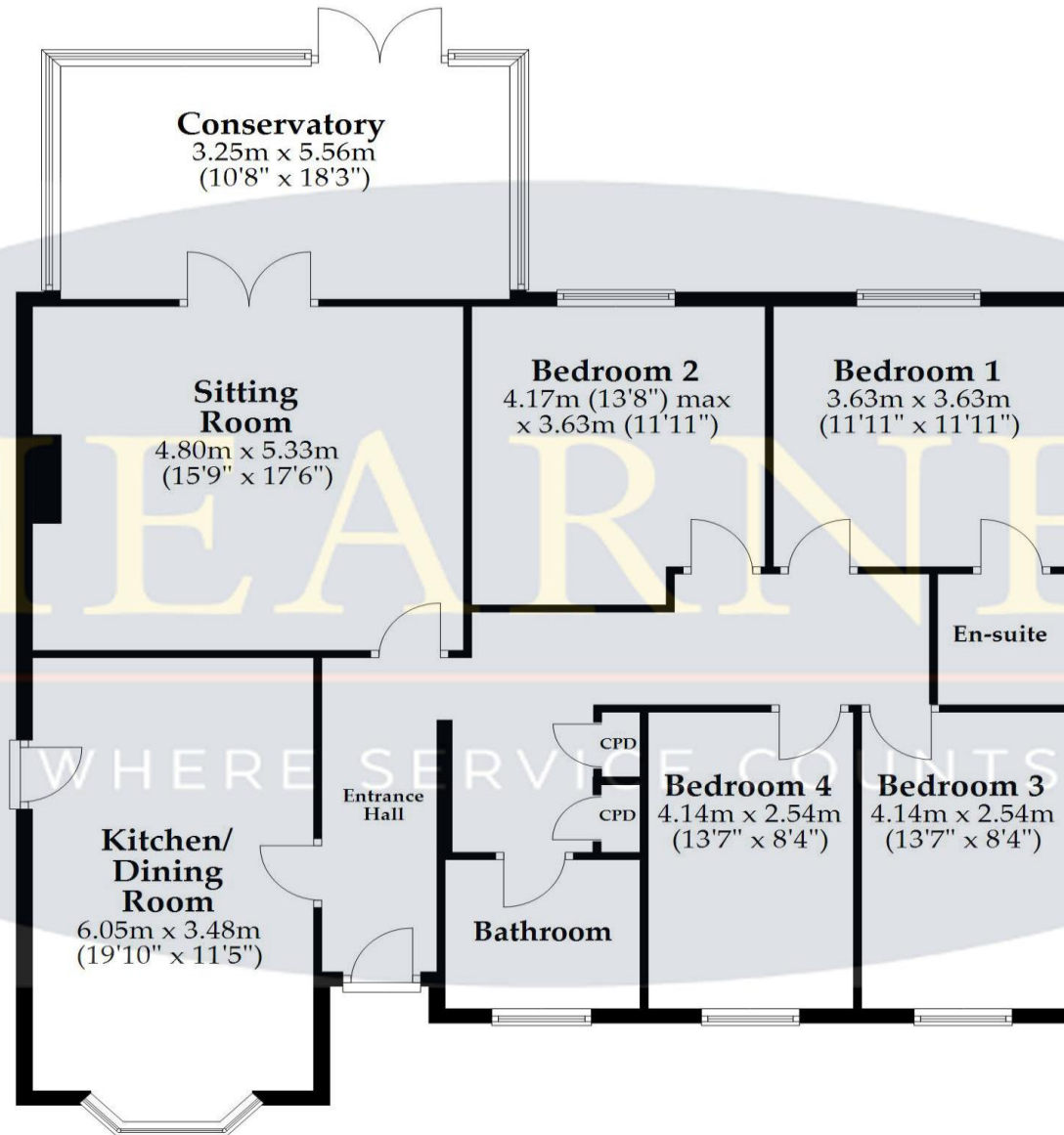




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

## Ground Floor

Approx. 147.5 sq. metres (1587.3 sq. feet)



Total area: approx. 147.5 sq. metres (1587.3 sq. feet)

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







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