



HEARNES

WHERE SERVICE COUNTS

Corfe Mullen
Dorset, BH21 3XF

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FREEHOLD PRICE £485,000

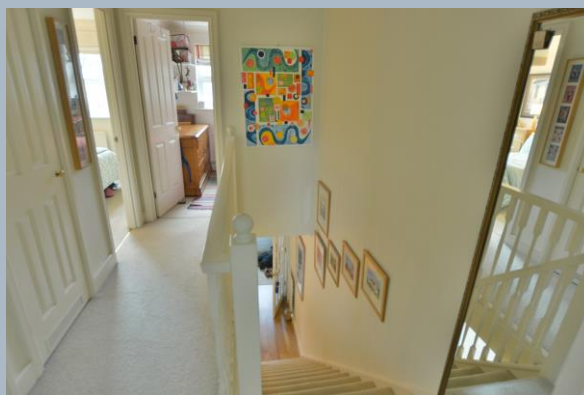
An extended and well-presented three/four bedroom, two bathroom, two reception room semi-detached home with a kitchen/diner, separate cloakroom, south facing landscaped garden and garage set in a cul-de-sac location with parking for three cars within easy reach of local amenities.

- Entrance hall with Karndean flooring flowing through the entire ground floor
- Cloakroom with wall mounted wash hand basin and WC
- Sitting room with electric feature fireplace, picture window overlooking the front drive, stairs to first floor and archway to dining area
- Dining area with double glazed French patio doors opening onto the outdoor decking, understairs storage and a further archway to the kitchen/diner
- A superb and extended kitchen/diner/living room with breakfast bar, vaulted ceiling and double glazed French patio doors. The kitchen is finished in a range of cream laminate doors and complementary wooden worktops, a four-ring gas hob, an AEG double oven, wine fridge and space for dishwasher
- Landing with a door to airing cupboard and loft access
- Three bedrooms including a walk-through room which can easily be converted into a fourth bedroom; two bedrooms with fitted wardrobes and the main bedroom with an en suite shower room with vaulted ceilings
- En suite shower room with shower cubicle, wall mounted wash hand basin set in a vanity unit, WC, heated towel rail, tiled flooring and Velux window
- Family bathroom with bath with shower over, wash hand basin, WC and heated towel rail
- Outside: landscaped south facing garden offering a wide range of mature trees and shrubs with a surrounding fence, composite decking abuts the rear of the property and a block paved area with a pergola and storage shed, integral garage with electric roller door and plumbing for washing and tumble dryer
- EV charging point
- Direct access to field ideal for dog walking opposite the property

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 two and a half 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: D EPC RATING: D

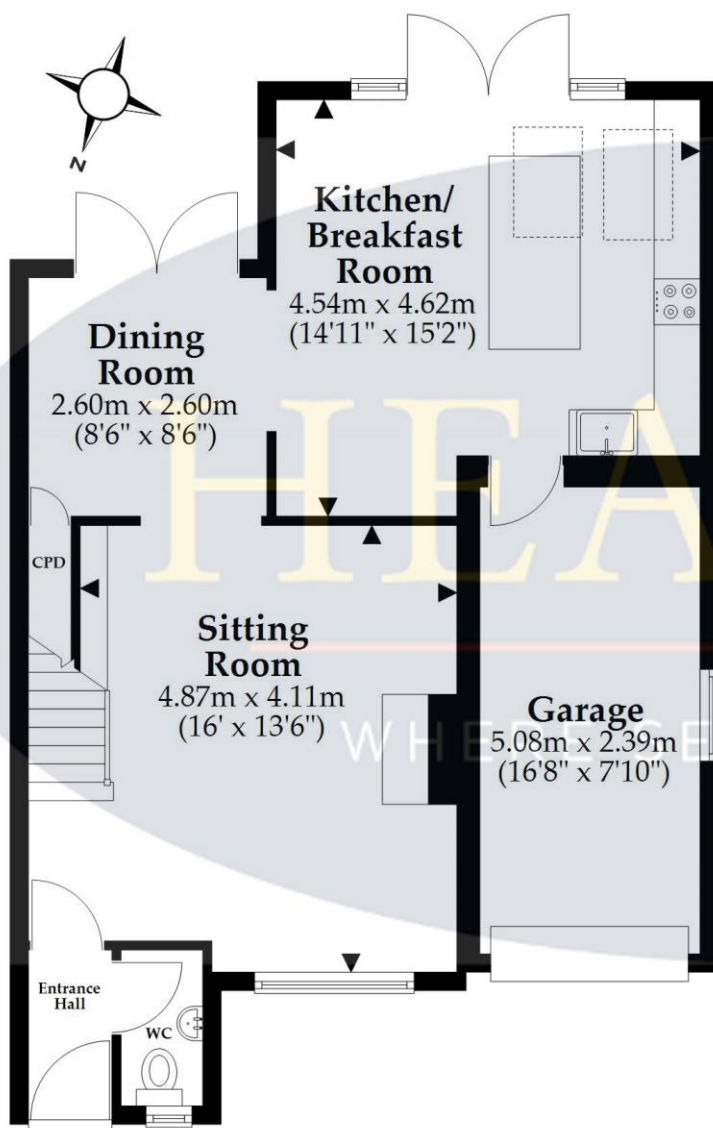
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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.





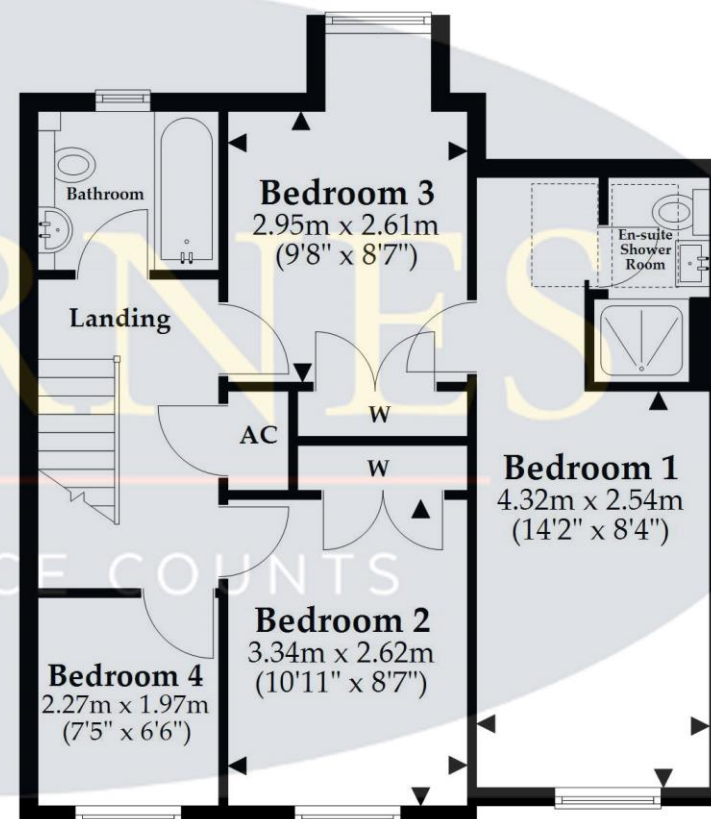
Ground Floor

Approx. 66.6 sq. metres (717.0 sq. feet)



First Floor

Approx. 54.0 sq. metres (581.3 sq. feet)



Total area: approx. 120.6 sq. metres (1298.3 sq. feet)

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







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