

31 Dalkeith Road

Corfe Mullen

Wimborne BH21 3PQ

Price **£465,000** Freehold



A SUPERBLY PRESENTED THREE BEDROOM, TWO BATHROOM, TWO RECEPTION ROOM DETACHED BUNGALOW SITUATED IN A QUIET AND POPULAR RESIDENTIAL LOCATION BENEFITTING FROM CONSERVATORY/GARDEN ROOM AND PRIVATE SIZEABLE REAR GARDEN.



Total area: approx. 100.5 sq. metres (1081.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error. Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given.
Plan produced using PlanUp.

- * **ENTRANCE PORCH 6' 2" X 3' 1" (1.88m x 0.94m)**
 - * **HALLWAY 15' X 6' (4.57m x 1.82m)**
- * **SITTING ROOM 17' 4" X 11' 2" (5.3m x 3.41m)**
 - * **KITCHEN 13' 4" X 8' 5" (4.08m x 2.59m)**
 - * **DINING ROOM 13' 5" X 8' 8" (4.11m x 2.68m)**
- * **CONSERVATORY/GARDEN ROOM 14' X 10' 8" (4.26m x 3.29m)**
- * **BEDROOM ONE 12' 3" TO WARDROBE FRONT X 9' 9" (3.74m x 3.01m)**
 - * **BEDROOM TWO 10' 6" X 9' (3.23m x 2.74m)**
 - * **BEDROOM THREE 17' 7" X 6' 6" (5.39m x 2.01m)**
- * **EN SUITE SHOWER ROOM 7' 2" X 6' 6" (2.19m x 2.01m)**
- * **FAMILY SHOWER ROOM 8' 2" X 5' 5" (2.49m x 1.67m)**
 - * **FRONT AND REAR GARDENS**
 - * **DRIVEWAY PARKING**
 - * **SINGLE DETACHED GARAGE**
 - * **UPVC DOUBLE GLAZED**
 - * **GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

A UPVC double glazed front door gives access into the entrance porch which has windows to front and side aspect, wood effect flooring and double glazed frosted door giving access into the entrance hallway which has loft access via a hatch, wood effect flooring and storage cupboard. The light and airy sitting room has large window to front aspect, two TV points, telephone point and central fireplace with inset gas fire and marble effect hearth, surround and wooden mantel. The modern fitted kitchen has window and door to rear, range of wall and floor mounted cupboards, working surfaces over, single sink with drainer and mixer tap, six pan drawers, space and plumbing for washing machine and integrated appliances to include microwave, fridge, freezer, oven, four ring gas hob and extractor fan over. The dining room has access into the sitting room and double opening doors leading out to the garden room/conservatory which has window to side and rear aspect, two TV points, electric blinds, feature sky lantern, wood effect flooring and sliding patio doors leading out to the rear garden.

Bedroom one has window to rear aspect with pleasant views over the rear garden, telephone point and a range of fitted wardrobes with double opening doors. Bedroom two has window to side aspect and fitted wardrobe with sliding mirrored doors. Bedroom three (which is also being used as a study) has window to rear aspect, built in bed with cupboards beneath and a range of fitted furniture to include desk, drawers and wardrobes. The en suite shower room has frosted window to front aspect, towel ladder radiator, vanity unit with inset wash hand basin and mixer tap, low level flush WC and shower cubicle with 'Mira' shower.

To the front of the property is an area laid to lawn and a tarmac driveway leading down the side of the property providing ample off road parking in turn leading to the garage which has remote controlled up and over door, light, power and personal door to side. One of the main features of this delightful property is the sizeable and secluded rear garden having a patio running adjacent providing seating in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence and brick wall borders. Hard stand for summer house. Two double power sockets. Access down the side via double opening timber gates in turn leads to the front.





DIRECTIONS:

From the Broadway proceed to the main Broadstone roundabout and take the third exit into Higher Blandford Road. At the traffic lights turn left into Springdale Road and then take the fifth turning on the right hand side into Highfield Road. Dalkeith Road is the first turning on the left.

COUNCIL TAX: Band D. Dorset Council (East Dorset).

ENERGY EFFICIENCY RATING: Band C.

VIEWING: Strictly by appointment through **HILLIER WILSON.**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PRIVACY POLICY

Please see our website for further details.

REF: R1860