

8 Ivor Road
Corfe Mullen
Wimborne BH21 3QF

Price **£650,000** Freehold



A FOUR BEDROOM, TWO BATHROOM DETACHED FAMILY BUNGALOW SITUATED IN A SOUGHT AFTER LOCATION, BENEFITTING FROM STUDY, CONSERVATORY AND SIZEABLE REAR GARDEN.

Ground Floor



Total area: approx. 186.2 sq. metres (2004.7 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 and 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.

- * OPEN STORM PORCH**
- * ENTRANCE HALL**
- * L-SHAPED LOUNGE/DINING ROOM 26' x 21'5" (7.92m x 6.55m)**
 - * CONSERVATORY 22'4" x 10' (6.82m x 3.04m)**
 - * KITCHEN 15'3" x 9'7" (4.66m x 2.95m)**
 - * STUDY 8'3" x 6'3" (2.52m x 1.92m)**
 - * BEDROOM ONE 14'1" x 11'5" (4.29m x 3.51m)**
 - * EN SUITE SHOWER ROOM 8'2" x 4' (2.49m x 1.21m)**
 - * BEDROOM TWO 11'5" x 10'9" (3.51m x 3.32m)**
 - * BEDROOM THREE 11'7" x 7'7" (3.56m x 2.34m)**
- * BEDROOM FOUR 9'7" TO WARDROBE FRONT x 8'3" (2.95m x 2.52m)**
- * FAMILY BATHROOM 11'7" x 6'7" (MAXIMUM) (3.56m x 2.04m)**
- * DOUBLE GARAGE 17'9" x 16'3" (5.45m x 4.96m) & DRIVEWAY PARKING**
 - * FRONT & SIZEABLE REAR GARDEN**
 - * UPVC DOUBLE GLAZED**
 - * GAS FIRED CENTRAL HEATING**
 - * SOLAR PANELS AND A 5kWh BATTERY**







ABOUT THIS PROPERTY

A feature archway leads through to the open storm porch and a double glazed frosted front door leads into the entrance hall which has two useful storage cupboards, one with slatted shelving. The spacious L-shaped lounge/dining room has two windows to front aspect, TV point, two internet connections, central brick built fireplace with tiled hearth and sliding patio doors leading to the conservatory which has tiled flooring and access to the rear garden. The kitchen has window and door to rear, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, tiled flooring, one and a quarter single sink with drainer and mixer tap and space for tall fridge/freezer, dishwasher and oven.

Bedroom one has window and door leading to the rear garden and access into the en suite shower room which has frosted window to side, part tiled walls, tiled flooring, shaver point, low level flush WC, pedestal wash hand basin with hot and cold tap and shower cubicle with shower. Bedroom two has window to rear aspect with pleasant views over the rear garden and benefits from a fitted wardrobe with double opening doors. Bedroom three has window to side aspect and benefits from wardrobe with double opening doors. Bedroom four has window to side aspect and benefits from wardrobe with double opening doors. The family bathroom has frosted window to side, part tiled walls, tiled flooring, low level flush WC, pedestal wash hand basin with hot and cold tap, panel enclosed bath with mixer tap and shower attachment over and shower cubicle with 'Mira' shower.

To the front of the property is an area laid to lawn with mature shrub borders and a tarmac driveway providing off road parking for a number of vehicles in turn leading to the double garage which has 'Hormann' electric roller door, loft access via a hatch, frosted window to side, range of wall and floor mounted cupboards, roll top work surfaces over, single sink with drainer and hot and cold tap, space for washing machine and tumble dryer and timber door giving access into the hallway. One of the main features of this delightful family home is the sizeable and secluded rear garden which has a patio running adjacent providing ample seating in turn leading to the remainder which is laid to lawn, a number of areas laid to vegetable garden and greenhouse, all of which are bound by timber fence and mature shrub borders. Access along the side of the property in turn leads to the front.

This property has had 13 solar panels and a 5kWh battery installed in November 2024 to significantly reduce living costs and environmental impact.





DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the third exit into Higher Blandford Road. At the traffic lights turn left into Springdale Road and then take the sixth turning on the right hand side into Ivor Road.

COUNCIL TAX: Band F Dorset Council

ENERGY EFFICIENCY RATING: Band B

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: R1979