

26 Hillside Road
Corfe Mullen
Wimborne BH21 3SF

Price **£460,500** Freehold



A THREE BEDROOM LINK DETACHED FAMILY BUNGALOW SITUATED IN A NON ESTATE LOCATION, BENEFITTING FROM A SIZEABLE CONSERVATORY AND SECLUDED REAR GARDEN.



* **ENTRANCE HALLWAY 16'6" X 6'7" (5.05m x 2.04m)**

* **SITTING ROOM 18'6" X 10'9" (5.66m x 3.32m)**

* **KITCHEN/DINER 12'7" X 10'2" (3.87m x 3.10m)**

* **CONSERVATORY 21'3" X 10'3" (6.49m x 3.13m)**

* **BEDROOM ONE 12' X 11'9" (3.65m x 3.62m)**

* **BEDROOM TWO 10'4" X 8'9" (3.16m x 2.71m)**

* **BEDROOM THREE 10'3" X 6'8" (3.13m x 2.07m)**

* **FAMILY BATHROOM 6'6" X 5'4" (2.01m x 1.64m)**

* **FRONT AND REAR GARDENS**

* **AMPLE OFF ROAD PARKING**

* **SINGLE GARAGE**

* **UPVC DOUBLE GLAZED**

* **GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

The double glazed door with matching side screen gives access into the spacious entrance hallway which has parquet flooring and airing cupboard with hot water tank and slatted shelving. The sitting room has a large window to front aspect, parquet flooring, TV point and double opening doors leading out to the conservatory. The kitchen/diner has window and door to rear, range of wall and floor mounted cupboards, roll top working surfaces, part tiled walls, tiled flooring, one and a quarter single sink with drainer and mixer tap, space for dishwasher and washing machine and integrated appliances to include wine cooler, fridge, freezer, oven, grill and four ring ceramic hob. The sizeable conservatory has double opening doors leading out to the rear garden, tiled flooring, a number of power points and access into the sitting room and kitchen/diner.

Bedroom one has window to rear aspect, loft access via a hatch, parquet flooring and fitted wardrobe with sliding mirrored doors. Bedrooms two and three both have windows to front aspect with pleasant outlook. The family bathroom has frosted window to side, fully tiled walls, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and P shaped bath with mixer tap and shower over.

To the front of the property is an area laid to lawn and a block paved driveway providing off road parking for a number of vehicles in turn leading to the single garage which has up and over door, light, power and window and door to rear. The secluded rear garden has a decking running adjacent to the property providing seating in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence and low level brick wall borders. Access down the side via a timber gate leads to the front.



**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 at the mini roundabout turn left onto Wareham Road. Hillside Road is the second turning on the right.

COUNCIL TAX: Band D Dorset Council.

ENERGY EFFICIENCY RATING: Band D

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: R2049