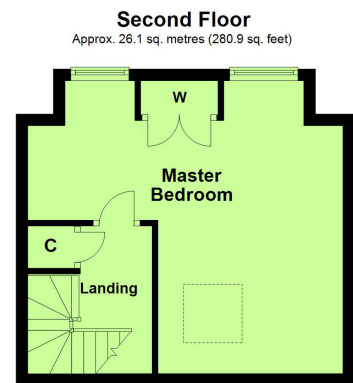
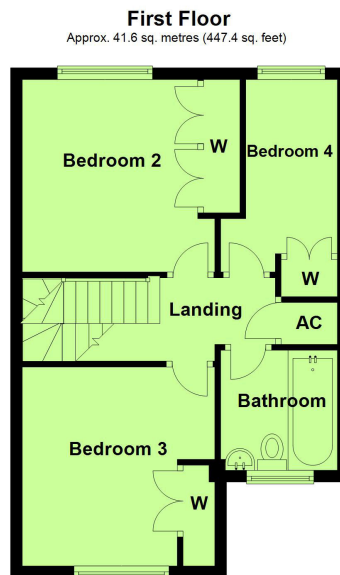
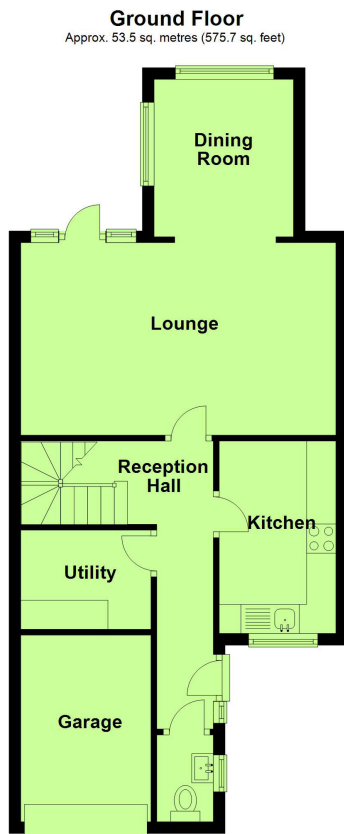


12 Towers Way
Corfe Mullen
Wimborne BH21 3UB

Offers In Excess of **£380,000** Freehold



A SUPERBLY PRESENTED FOUR BEDROOM
TERRACED FAMILY HOME IN THIS POPULAR
RESIDENTIAL LOCATION CLOSE TO LOCAL
AMENITIES. VIEWING IS A MUST TO APPRECIATE.



Total area: approx. 121.1 sq. metres (1304.0 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.

*** RECEPTION HALL**

*** GROUND FLOOR CLOAKROOM**

*** L- SHAPED LOUNGE/DINING ROOM 17'8" x 10'7" (5.42m x 3.26m)
EXTENDING TO 20'5" x 7'8" (6.24m x 2.37m)**

*** KITCHEN 10'6" x 6'7" (3.23m x 2.01m)**

*** UTILITY ROOM 7'3" x 5'5" (2.22m x 1.67m)**

*** STAIRS LEADING TO FIRST FLOOR**

*** BEDROOM TWO 10'7" x 9'7" to wardrobe fronts (3.26m x 2.95m)**

*** BEDROOM THREE 11'5" x 10'7" max (3.5m x 3.26m)**

*** BEDROOM FOUR 10'1" to wardrobe fronts x 5'7" (3.07m x 1.73m)**

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

*** STAIRS LEADING TO SECOND FLOOR**

*** BEDROOM ONE 18' max x 15'1" max (5.48m x 4.60m)**

*** OFF ROAD PARKING TO THE FRONT OF THE PROPERTY**

*** REAR GARDEN**

*** DOUBLE GLAZED WINDOWS**

*** GAS FIRED CENTRAL HEATING WITH RADIATORS**









ABOUT THIS PROPERTY

Front door leads to the reception hall where there is understairs storage space. Cloakroom with obscured glazed window, wash hand basin with mixer tap and vanity unit beneath and low level WC. The L-shaped lounge/dining room is to the rear of the property with patio door to the rear garden. The kitchen has a range of wall mounted and base storage cupboards and drawers, roll top work surfaces, four ring burner electric hob with extractor fan above, single bowl single drainer stainless steel sink unit with mixer tap, part tiled walls, integrated oven, space for upright fridge/freezer and space for dishwasher. The utility room has built in cupboards and space for washing machine and tumble dryer.

Stairs lead from the reception hall to the first floor landing with built in storage cupboard. There are three bedrooms; all with built in wardrobes. Bedroom one has sloping ceilings. The family bathroom has a white suite comprising panel enclosed bath with mixer tap and overhead rain shower, close coupled WC, wash hand basin with mixer tap and vanity unit beneath and wall mounted heated towel rail.

Stairs lead from the first floor landing to the second floor where bedroom one is accessed. There is a built in wardrobe with windows to the rear of the property and additional Velux window to the front.

The garage has been converted with a partition to create the utility room and a storage area. There is off road parking to the front of the property. The rear garden is laid to two patio areas and lawn. There is a gate to the rear of the garden.



DIRECTIONS:

From The Broadway proceed to the main Broadstone roundabout and take the third exit into Higher Blandford Road. At the Springdale Road traffic lights continue straight across passing Corfe Hills School on the left hand side. At the Windgreen roundabout turn left along Wareham Road and Towers Way will be found on the right hand side.

COUNCIL TAX: Band C

ENERGY EFFICIENCY RATING: Band C

VIEWING: Strictly by appointment through **HILLIER WILSON** on **(01202) 693388**.

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: R1669