

FOR SALE

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Corfe Mullen
Dorset, BH21 3DJ

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FREEHOLD PRICE: £500,000 – £525,000

A modern and spacious detached family home offering four good size bedrooms, two bathrooms, a superb kitchen/dining room, separate utility room and a versatile additional reception room. Outside, the property benefits from ample off road parking and a good size low maintenance south facing garden and is situated in a quiet sought after location.

- Peaceful setting opposite open green space and within easy walking distance of Corfe Mullen Recreation ground
- Welcoming entrance hallway with storage cupboard and modern cloakroom with wash hand basin and WC
- Attractive sitting room with front aspect bay window
- Superb kitchen/dining room with range of contemporary base and eye level units with complementary worktops, breakfast bar, inset gas hob with oven, grill and microwave, integrated dishwasher and fridge freezer, space for table and chairs, French doors leading to garden
- Separate utility room with matching units and space for appliances, door to outside
- Large reception room off kitchen which was the garage has been thoughtfully adapted with approximately the rear two third converted to provide a versatile additional room whilst the front section offers useful storage with access from the front via an electric roller door
- Four generous size bedrooms, main bedroom with contemporary en suite shower room
- Modern family bathroom with white three piece suite with bath and shower over, wash hand basin and WC
- Outside: To the front of the property there is off road parking with an additional parking bay. The rear garden enjoys a southerly aspect having a large, paved patio ideal for al fresco dining leading to an extensive artificial lawn for ease of maintenance enclosed by panel fencing
- Maintenance: Current annual estate charges for 2026 are £328.92

The property is situated in a well established area and is renowned for its sought after schools and in close proximity to a range of shops and amenities. It is within two 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: E EPC RATING: B

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.

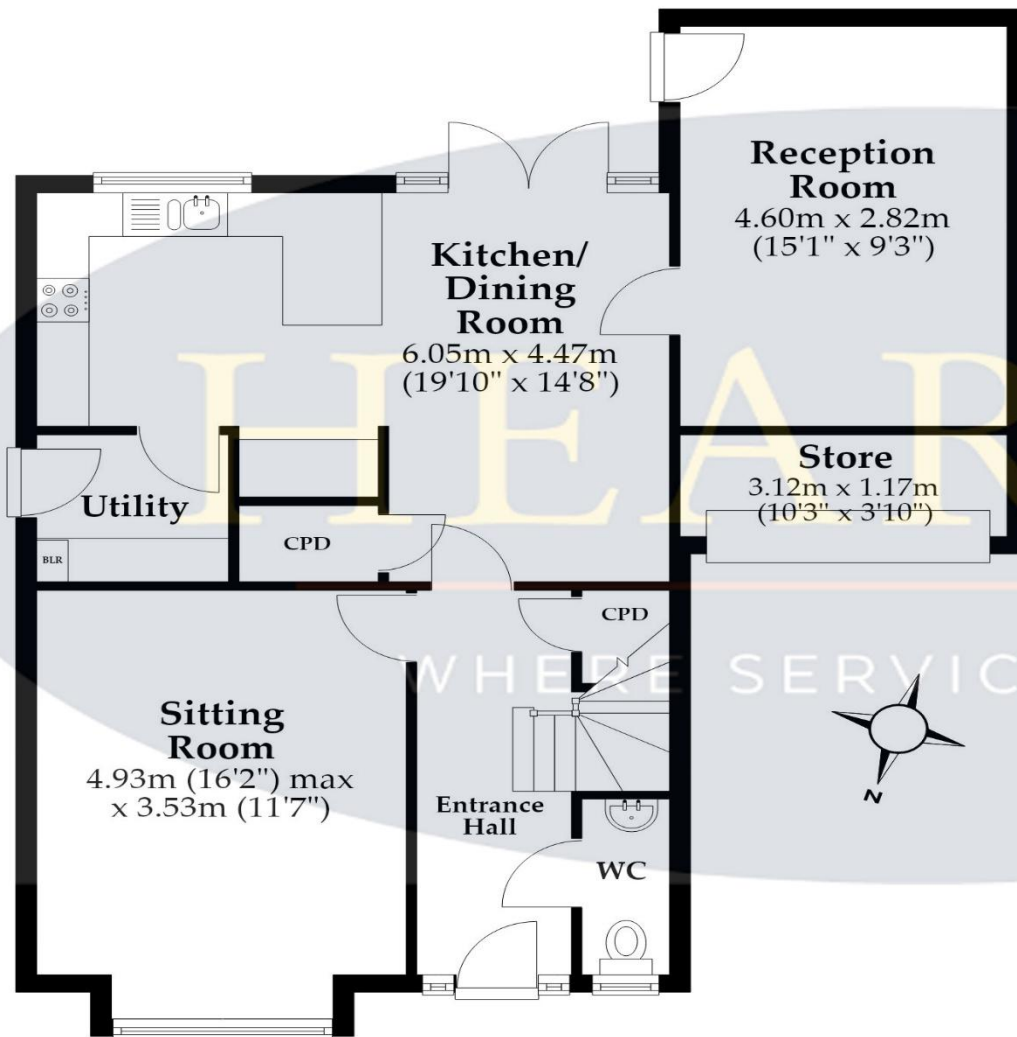




Note: Measurements were not taken
by LJT Surveying and we can not
guarantee their accuracy.

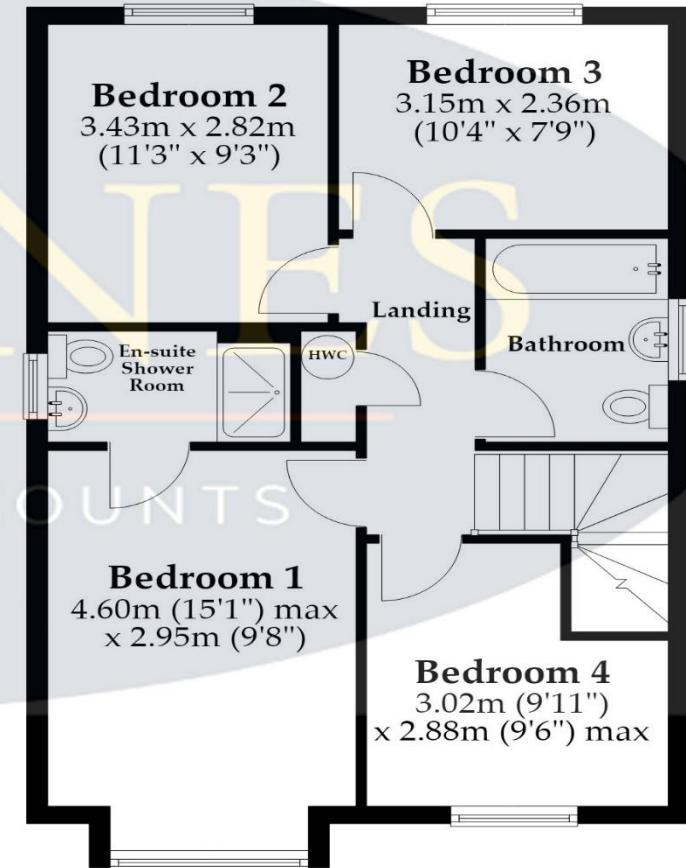
Ground Floor

Approx. 72.7 sq. metres (783.0 sq. feet)



First Floor

Approx. 54.7 sq. metres (588.4 sq. feet)



Total area: approx. 127.4 sq. metres (1371.3 sq. feet)

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





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