



## 2 Jupiter Way, Corfe Mullen, Wimborne BH21 3XG

The opportunity to acquire an excellent, spacious, four bedroom family home found on the continually sought after Roman Heights development, benefiting from excellent accommodation in addition to twin garaging and a large south facing rear garden.

**EPC: 72 Council Tax Band: F Price: £599,950 Freehold**

 **4**  **2**  **3**





## Key Features

- FOUR GOOD SIZE BEDROOMS
- EXCELLENT LIVING ROOM
- DINING ROOM/SNUG
- HOME OFFICE
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- MASTER EN SUITE BATHROOM
- DOUBLE GARAGE
- LARGE SOUTH FACING GARDEN
- PRIME LOCATION

## The Property

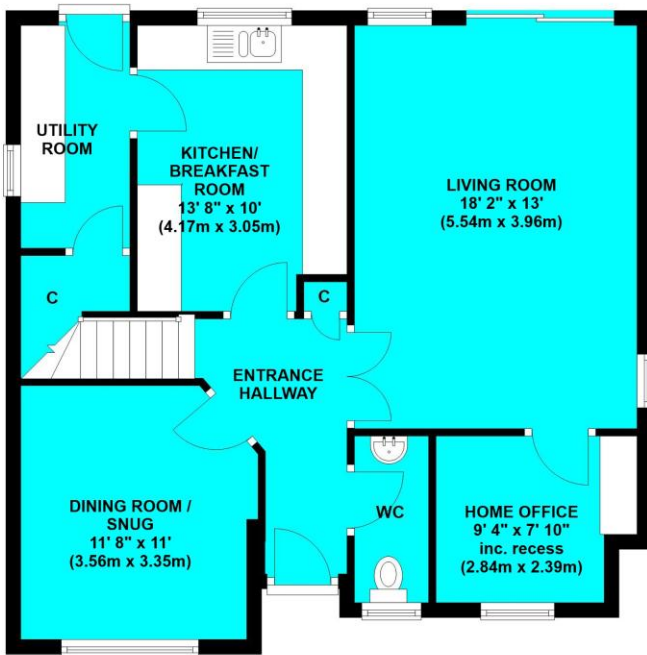
Upon entering the house, there is a spacious reception hall from where one will find a downstairs cloakroom, together with useful storage cupboard. Glazed double doors lead into the bright and airy spacious living room which has a sliding patio door leading out to the terrace. From the living room, a door leads into the home office which overlooks the front garden. Across the hallway, one will find a formal dining room or snug, depending upon one's requirements.

From the hall, a glazed door leads into the kitchen/breakfast room which has a range of appliances and overlooks the rear garden. From here, a further glazed door leads into a most useful utility room with second sink and a wall mounted Vaillant gas boiler. A back door leads out to the garden.

From the spacious first floor landing, there is an airing cupboard including a recently fitted pressurised water system. The master bedroom is of a good size and has two sets of built in wardrobes and enjoys a great view of the back garden. There is a well appointed fully tiled en-suite bathroom. There are three further good size bedrooms, with bedroom 2 having twin built in wardrobes, whilst to complete the picture there is a well appointed, fully tiled shower room. Double width driveway leads to the detached double garage. Owned from new by the current owner, this particular house and plot was chosen in preference to others due to the large, level, south facing rear garden which not only has an extensive patio/entertaining area, but also a level lawn bordered by mature hedgerow and trees, ensuring a high degree of seclusion.

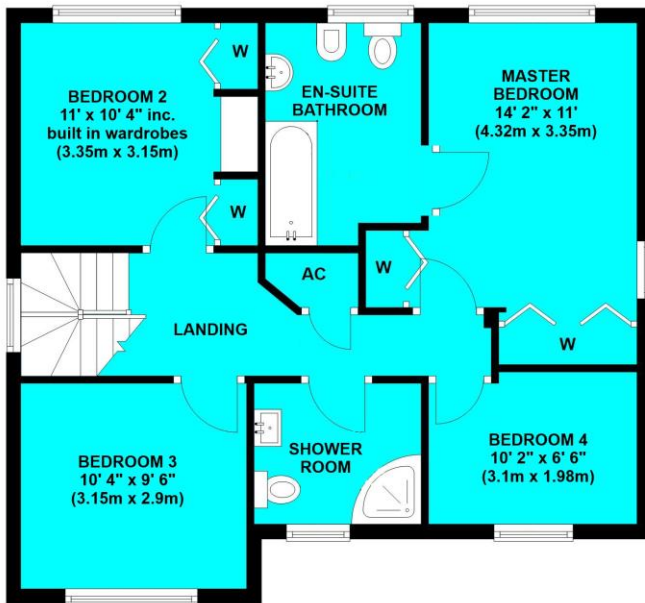
## Ground Floor

Approx. 65.5 sq. metres (705.0 sq. feet)



## First Floor

Approx. 65.8 sq. metres (707.9 sq. feet)



Total area: approx. 131.3 sq. metres (1412.9 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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