



## 27 Corfe View Road, Corfe Mullen BH21 3LY

An outstanding opportunity to acquire an individual home of distinction, set on this sought after road within easy reach of local shops and amenities. Superb presentation throughout with numerous features including a secluded south facing rear garden.

**EPC: 85 Council Tax Band: TBC Price: £775,000 Freehold**







## Key Features

- THREE DOUBLE BEDROOMS
- SUPERB LIVING SPACE
- DINING ROOM WITH BI-FOLD DOORS
- BEAUTIFULLY EQUIPPED KITCHEN/ BREAKFAST ROOM WITH FEATURE ISLAND
- INTERNAL AUTOMATED LIFT TO FIRST FLOOR
- HOME OFFICE/FAMILY ROOM
- TWO EN-SUITES & FAMILY BATHROOM
- UNDERFLOOR HEATING TO GROUND FLOOR
- SOUTH FACING REAR GARDEN
- MUST BE VIEWED!

## The Property

Upon arriving, one is immediately impressed with this superb family home. Outstanding reception hall with galleried landing and feature chandelier. Moving forward, there are double doors leading into the outstanding, open plan living/dining area, from which bi-fold doors lead out to the south facing deck and garden beyond. To the right, one leads into a very comfortable living room. Across the dining/living area, one will find a beautifully appointed kitchen/breakfast room with full range of appliances, together with feature island and quartz resin worktops. There is also a utility room. Fully automated lift to the first floor.

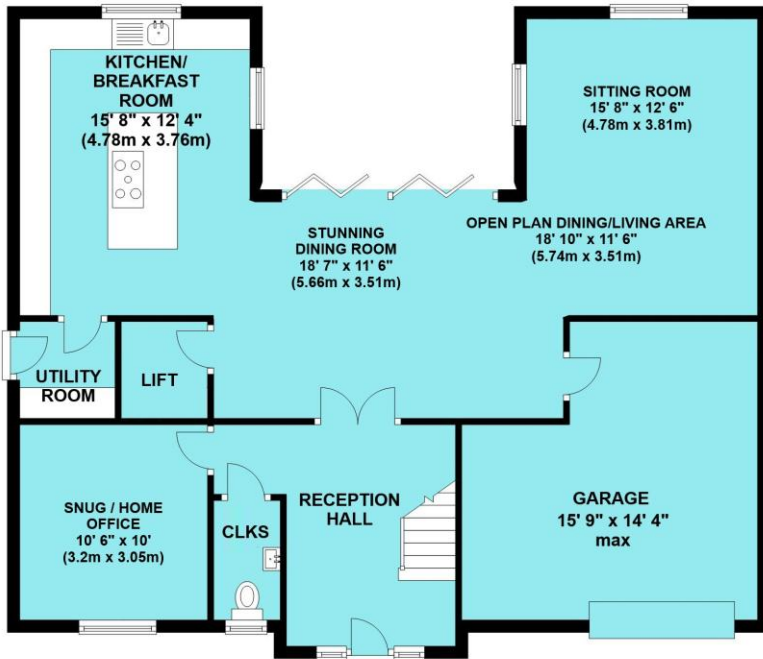
There is an internal door to the garage. From the reception hall, an open tread staircase with glazed balustrade leads to the first floor landing. Excellent master bedroom with fitted

furniture, together with a walk-in wardrobe and well appointed en-suite shower room. The guest bedroom is again a good size and has en-suite shower room. There is a fully integrated automated lift which serves this room between here and the kitchen area on the ground floor. The third bedroom is again a double with fitted furniture and built-in wardrobes. To complete the picture internally, there is a beautifully appointed family bathroom with over-size shower and separate bath tub.

Externally, there is a lawned front garden bordered by griselinia hedging. A tarmac driveway leads to the integral garage with electric door. The good size, secluded, south facing landscaped rear garden has a level lawned area bordered by a variety of shrubs and timber fencing. Decked area. Side gate with pathway with timber garden store and bin storage. A unique home worthy of early viewing!

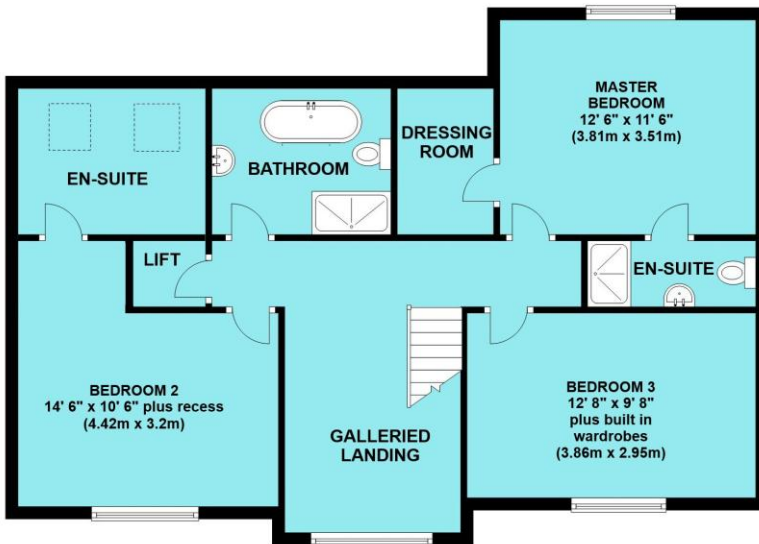
### Ground Floor

Approx. 104.3 sq. metres (1122.6 sq. feet)



### First Floor

Approx. 86.1 sq. metres (926.7 sq. feet)



Total area: approx. 190.4 sq. metres (2049.3 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 or guaranteed 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		93
(81-91)	B	85	
(69-80)	C		
(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	
<small>WWW.EPC4U.COM</small>			

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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