



## 21 Violet Farm Close, Corfe Mullen, Wimborne BH21 3DR

A most spacious two/three bedroom detached home with excellent ground floor accommodation, located on this ever sought after development within easy reach of Corfe Mullen's shops, amenities and renowned schools. Offered for sale with No Forward Chain.

**EPC: 61 Council Tax Band: E Price: £450,000 Freehold**







## Key Features

- TWO DOUBLE BEDROOMS
- DINING ROOM/BEDROOM THREE
- EXCELLENT LIVING ROOM
- ORANGERY
- SUPERB KITCHEN/BREAKFAST ROOM
- GARAGE
- LOVELY WELL STOCKED GARDENS
- SOUTHERLY ASPECT
- VERY WELL PRESENTED
- PRIME LOCATION

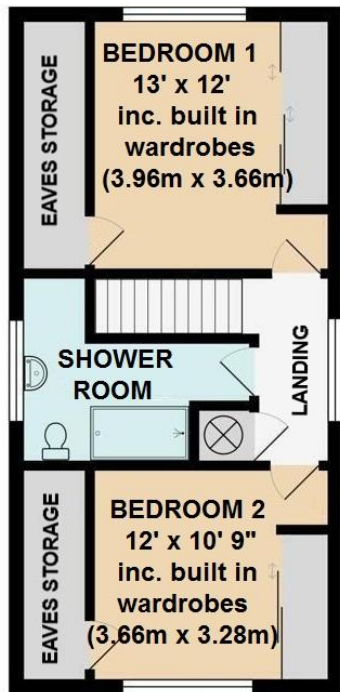
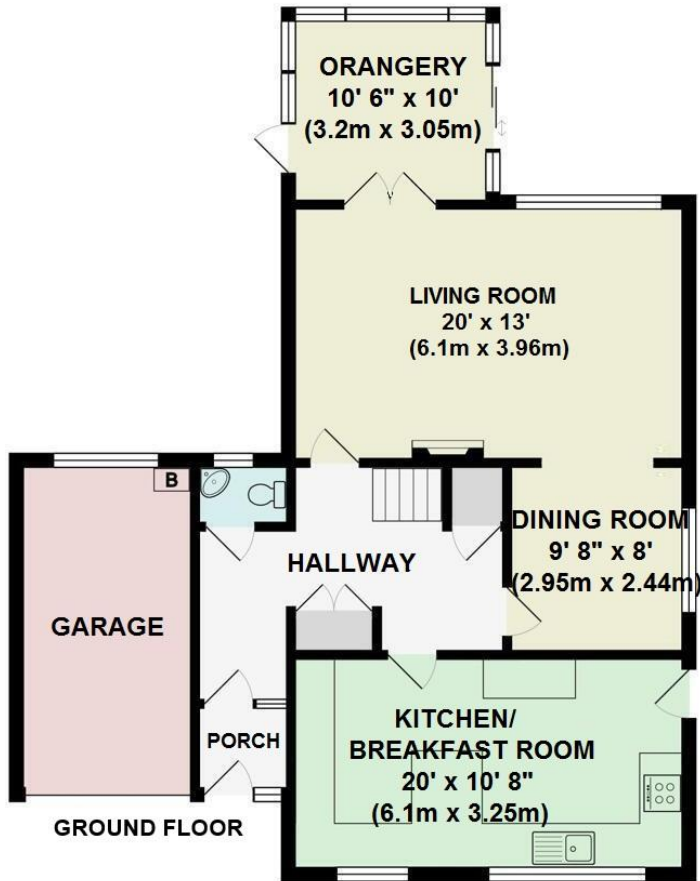
## The Property

Quietly situated on this popular cul-de-sac development, close to Corfe Mullen Recreation Ground and excellent dog walking across open countryside, one will find this very well presented home of a pleasing design.

A composite front door leads to the entrance vestibule, which in turn continues to a spacious hallway with excellent storage and a fully tiled downstairs cloakroom. There is an excellent living room overlooking the rear garden and from here, a wide arch leads to a dining room, which could easily be converted to a third bedroom if needed. From the living room, there are French doors leading to an orangerie which overlooks the south facing, secluded rear garden. Of particular note, is the superb, large, kitchen/breakfast room being well appointed, with a range of appliances, and a pleasant aspect across the large front garden.

A bright and airy first floor landing serves two double bedrooms, both with built-in wardrobes, giving one the option to either sleep at the front, or alternatively overlooking the rear garden. There is a well appointed fully tiled shower room.

The property benefits from a large front garden which is very well stocked with a variety of shrubs and specimen trees and bordered by mature hedgerow. A resin driveway provides parking for several vehicles and leads to an attached garage with up and over door, together with light and power. A side gate leads alongside the property to the secluded south facing garden which comprises two resin surfaced entertaining areas, together with a wild flower lawned area, whilst the garden is bordered by a variety of mature hedgerow and tree life.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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.

**Broadstone Office**  
 219 Lower Blandford Road, Broadstone, Dorset BH18 8DN  
 T: 01202 691122 E: broadstone@wilsonthomas.co.uk

**Lower Parkstone Office**  
 5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF  
 T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk



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