

10 Towers Way  
Corfe Mullen  
Wimborne BH21 3UB

Price **£350,000** Freehold



AN EXTREMELY WELL PRESENTED THREE  
BEDROOM SEMI DETACHED FAMILY HOME  
BENEFITTING A CONSERVATORY AND SET IN  
A POPULAR CUL-DE-SAC LOCATION.



Total area: approx. 89.5 sq. metres (963.8 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.

**\* ENTRANCE HALLWAY**

**\* GROUND FLOOR CLOAKROOM 4'9" x 2'8" (1.49m x 0.85m)**

**\* LOUNGE/DINING ROOM 17'9" x 10'7" (5.45m x 3.26m)**

**\* CONSERVATORY 10'3" x 9'6" (3.13m x 2.92m)**

**\* KITCHEN 10'6" x 6'8" (3.23m x 2.07m)**

**\* UTILITY ROOM 7'3" x 5'3" (2.22m x 1.61m)**

**\* GARAGE/STORE 11'1" x 7'6" (3.38m x 2.31m)**

**\* STAIRS LEAD FROM THE ENTRANCE HALL TO THE FIRST FLOOR LANDING**

**\* BEDROOM ONE 10'6" x 10'6" (3.23m x 3.23m)**

**\* BEDROOM TWO 11'8" x 10'7" (3.59m x 3.26m)**

**\* BEDROOM THREE 10'4" TO WARDROBE FRONTS x 5'7" EXTENDING TO 7'1" (3.16m x 1.73m EXTENDING TO 2.16m)**

**\* FAMILY BATHROOM 7' x 5'9" (2.13m x 1.79m)**

**\* REAR GARDEN**

**\* DRIVEWAY PARKING**

**\* GAS FIRED CENTRAL HEATING**

**\* DOUBLE GLAZED**







**ABOUT THIS PROPERTY**

The front door leads to the entrance hallway with understairs storage cupboard. The ground floor cloakroom comprises low level flush WC, wall mounted wash hand basin with twin taps, tiled splashback and fitted shelving. The lounge/dining room is to the rear of the property with window overlooking the garden and further door giving access to the conservatory which has a dual aspect and double opening doors to the garden. The kitchen has a range of wall mounted and base storage cupboards and drawers, single bowl single drainer stainless steel sink unit with mixer tap, four ring burner gas hob with double oven beneath, space for fridge and part tiled walls. The utility room has wall mounted storage cupboards, space and plumbing for washing machine and tumble dryer, space for upright fridge/freezer and door to the garage/store.

Stairs lead from the entrance hallway to the first floor landing via a return staircase with access to loft space and built in airing cupboard housing the gas fired central heating boiler with slatted shelving. Bedroom one is to the rear of the property with built in wardrobe. Bedrooms two and three also have built in wardrobes. The modern fitted bathroom has low level flush WC, wash hand basin with mixer tap and vanity unit beneath, p-shaped bath with mixer tap and overhead dual action showers, shower screen and wall mounted heated towel rail.

The front of the property has off road parking and garage/store with up and over door. The rear garden is laid to artificial lawn, shingle areas, shrub borders and patio area. There is a gate giving access to the side aspect.





**DIRECTIONS:**

From The Broadway proceed to the 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. At the Windgreen roundabout turn left along Wareham Road and Towers Way will be found on the right hand side.

**COUNCIL TAX:** Band C Dorset Council

**ENERGY EFFICIENCY RATING:** Band C

**VIEWING:** Strictly by appointment through **HILLIER WILSON.**

**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: R2117**