

32B Corfe View Road
Corfe Mullen
Wimborne BH21 3NA

Price Guide **£535,000** Freehold



A SUPERBLY PRESENTED AND UNIQUE FOUR/FIVE BEDROOM DETACHED FAMILY HOME, SITUATED IN A QUIET SOUGHT AFTER RESIDENTIAL LOCATION, BENEFITTING FROM STUNNING COUNTRYSIDE VIEWS AND SIZEABLE REAR GARDEN.



LOWER GROUND FLOOR

GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



- * **ENTRANCE HALLWAY 12'3" x 9'3" (3.74m x 2.83m)**
 - * **LOUNGE 18'9" x 11'9" (5.76m x 3.62m)**
 - * **DINING ROOM 10'9" x 8'8" (3.32m x 2.68m)**
- * **KITCHEN/BREAKFAST ROOM 12'3" x 9'6" (3.74m x 2.92m)**
 - * **STUDY/BEDROOM 9'9" x 8'7" (3.01m x 2.65m)**
 - * **CLOAKROOM 6'2" x 2'7" (1.88m x 0.82m)**
- * **STAIRS LEAD DOWN TO THE LOWER GROUND FLOOR**
 - * **BEDROOM ONE 15'6" x 11'8" (4.75m x 3.59m)**
- * **EN SUITE SHOWER ROOM 8'8" x 6'2" (2.68m x 1.88m)**
 - * **BEDROOM TWO 10'7" x 8'3" (3.26m x 2.52m)**
- * **BEDROOM THREE 11'4" x 9'2" (3.47m x 2.79m)**
- * **BEDROOM FOUR 11'9" x 6'7" (3.62m x 2.04m)**
- * **INNER HALLWAY 8'9" x 4'2" (2.71m x 1.28m)**
- * **SHOWER ROOM 8'4" x 7'1" (2.56m x 2.16m)**
- * **SINGLE GARAGE 17'8" x 8'5" (5.42m x 2.59m)**
 - * **DRIVEWAY PARKING**
 - * **SIZEABLE REAR GARDEN**
 - * **UPVC DOUBLE GLAZED**
 - * **GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

The front door with feature frosted side screen gives access into the spacious entrance hall which has wood effect flooring, stairs leading down to the lower ground floor and access into the garage. The light and airy lounge has window to front, wood effect flooring, TV point, dado rail, brick fireplace with wood burner, further window to side and an archway leading to the dining room which has wood effect flooring, window to rear with pleasant views over the garden and countryside beyond, further window to side and serving hatch to the kitchen. The kitchen has window to rear with views over the garden and countryside beyond, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, breakfast bar eating area, one and a quarter single sink with drainer and mixer tap, space for dishwasher and tall fridge/freezer and integrated appliances to include oven, grill, five ring gas hob and extractor fan over. The study/bedroom has window to rear aspect with pleasant views over the rear garden and countryside beyond and telephone point. The cloakroom has frosted window to rear, part tiled walls, wash hand basin with hot and cold tap and low level flush WC.

Bedroom one has double opening doors with matching side screen giving access to the garden and benefits from fitted wardrobes with sliding mirrored doors, further storage cupboard and access into the modern fitted en suite shower room which has frosted window to side, towel ladder radiator, part tiled walls, tiled flooring, vanity unit with 'his and hers' sink with mixer tap and shower cubicle with shower. Bedroom two has window to rear and benefits from built in wardrobes with sliding doors. Bedroom three has double opening doors leading to the rear garden. Bedroom four has window to side. The inner hallway has double glazed frosted door to side, tiled flooring, airing cupboard with hot water tank and access into the shower room with frosted window to side, cupboard housing washing machine and tumble dryer, feature tiled flooring, part tiled walls, low level flush WC, vanity unit with inset wash hand basin and mixer tap and shower cubicle with shower.

To the front of the property is a tarmac driveway providing off road parking for a number of vehicles and car charging point. The single garage has up and over door, window to side, light and power. One of the main features of this delightful family home is the sizeable and secluded rear garden which has decking running adjacent providing ample seating with steps leading down to the remainder which is laid to lawn, all of which are bound by timber fence and mature shrub borders.





DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the third exit into Higher Blandford Road. At the traffic lights turn left into Springdale Road and at the junction with Wareham Road turn right. Corfe View Road is the third turning on the left hand side.

COUNCIL TAX: Band E Dorset Council

ENERGY EFFICIENCY RATING: Band B

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: R2108