



13 Violet Farm Close
Corfe Mullen, Wimborne, BH21 3DR



A beautifully presented, 3 double bedroom detached house with modern open plan kitchen/dining room situated in a quiet cul-de-sac close to Corfe Mullen recreation ground.

- Entrance hall
- Open plan kitchen/dining room
- Spacious sitting room
- Ground floor wc
- 3 double bedrooms
- Newly fitted shower room
- Utility cupboard
- Good driveway parking
- Detached garage with electric door
- Mature garden
- Quiet cul-de-sac location

ASKING PRICE:
£460,000 (freehold)

EPC RATING:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		73 C	85 B





Property Description

A beautifully presented and exceptionally well-maintained detached family home, peacefully situated in a quiet cul-de-sac location close to Corfe Mullen Recreation Ground, and well-regarded local schooling.

This attractive home offers bright, spacious and thoughtfully arranged accommodation throughout. An entrance hall welcomes you into the property with stairs rising to the first-floor accommodation and a useful fitted storage cupboard beneath. In addition, there are two further hallway cupboards, one of which has been cleverly arranged as a utility cupboard housing the gas-fired boiler together with space and plumbing for a washing machine. A ground-floor cloakroom comprises a WC and wash hand basin.

Positioned across the rear of the property is the impressive kitchen/dining room, enjoying a pleasant outlook over the rear garden with double doors opening directly onto the decked seating area, creating an ideal space for both everyday family living and entertaining. The kitchen is fitted with a comprehensive range of matching base and eye-level units together with a breakfast bar and a range of fitted appliances including a double oven, hob and dishwasher, with additional space for a fridge freezer.

An archway leads through to the separate sitting room, a comfortable reception space overlooking the front garden.

Upstairs, the first-floor landing gives access to three generous double bedrooms, with bedrooms one and two both benefitting from fitted wardrobes. Of particular note is the upgraded shower room, stylishly appointed with twin wash hand basins, large walk-in shower and a WC, providing a high-quality contemporary finish.

Externally, the property continues to impress. A long brick-paved driveway provides ample off-road parking for several vehicles and leads to the detached single garage, complete with electric door. The front garden is laid predominantly to lawn with mature planted borders creating an attractive approach to the property.

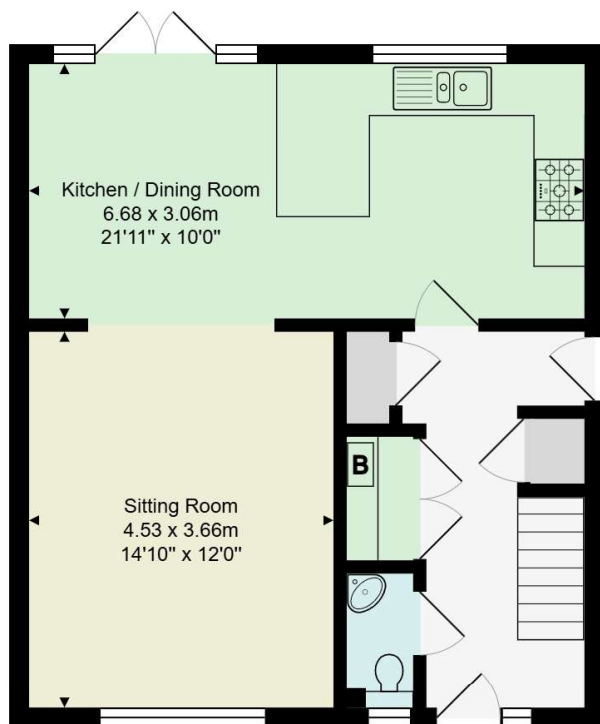
The rear garden is a particular feature of the home, offering a high degree of privacy and a beautifully landscaped setting. A raised deck sits at the rear of the property, ideal for outdoor dining and entertaining, whilst the remainder of the garden is mainly laid to lawn with mature, well-stocked planted borders. To the rear of the garage is a productive vegetable garden area.

Corfe Mullen is a popular residential area situated between Wimborne Minster and Broadstone, offering an excellent range of amenities including local shops, supermarkets, pubs, cafés and sought-after schooling. Nearby Corfe Mullen Recreation Ground provides open green space, sports facilities and walking routes.

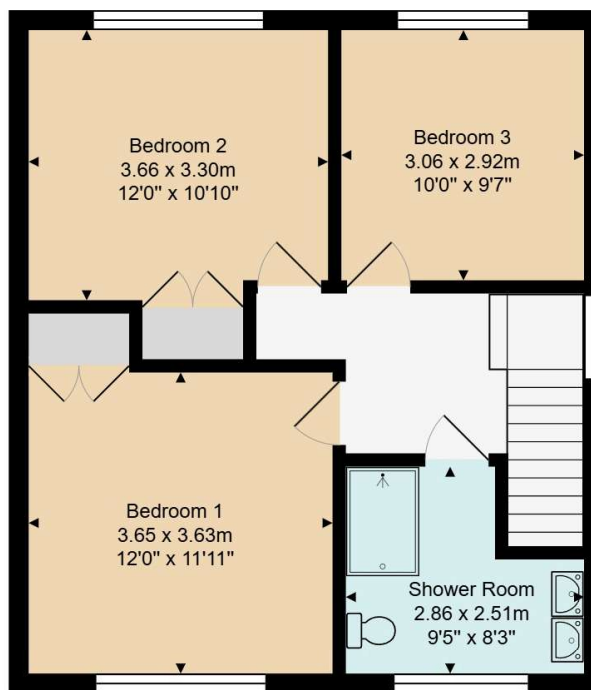
Additional Information

Council tax – Band D





Ground Floor
Area: approx 51.7 m² ... 557 ft²



First Floor
Area: approx 51.7 m² ... 557 ft²

Total Area: approx 103.4 m² ... 1113 ft²

All measurements are approximate and for display purposes only.



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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