

3-Bedroom Detached Character Bungalow in mature location

Tenure: Freehold

Plot: approx 0.14 acre

**6 Hanham Road,
Corfe Mullen, Wimborne. Dorset. BH21 3PZ**

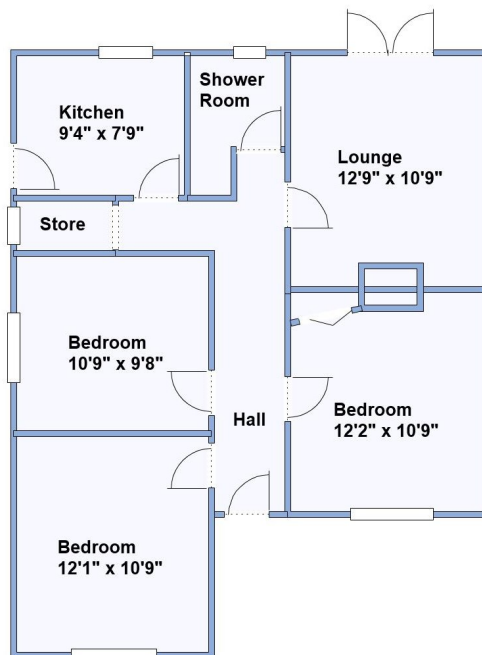
Price £375,000

- Spacious Entrance Hall
- Lounge with doors to garden
- Modern Kitchen
- 3-Double Bedrooms
- Modern Shower Room
- Gas Central Heating
- PVCu Double-Glazing
- Excellent 'Off-Road' Parking
- Delightful Private Gardens
- Near to Local Shops & Services
- Potential to Improve!
- Viewing Recommended!

Detached character bungalow occupying a good-sized plot in a mature location near to local amenities. The bungalow has been well maintained but offers scope to improve or re-develop subject to the necessary consents. Corfe Mullen is a thriving village on the outskirts of Poole, adjacent to nearby Broadstone. Popular schools are close by together with recreation fields and heathland walks.

Accommodation and approximate room sizes:

- **Hall:** Walk-in store. Hatch to insulated roof space with ladder fitted.
- **Lounge:** A bright sunny room with feature fireplace having an electric fire. Double doors to rear garden.
- **Kitchen:** Modern fitted kitchen with a good range of high gloss cupboards with laminate worktops. Built-in high level oven & microwave. Gas hob with extractor hood. Space for washing machine. Door to garden.
- **Bedroom 1:** Double-sized room with front aspect window. Airing cupboard housing insulated cylinder.
- **Bedroom 2:** Double-sized room with front aspect window.
- **Bedroom 3:** Double-sized room with side aspect window.
- **Shower Room:** modern suite comprising shower cubicle with Mira shower. Pedestal wash basin & WC. Chrome heated towel rail.
- **Gas Central Heating (Modern Worcester boiler, system untested)**
- **PVCu Double-Glazing & PVCu Soffits & Fascias**
- **Delightful private garden with paved patio leading to lawn having well stocked shrub borders. Garden Shed. Brick built store.**
- **Long driveway providing excellent 'off-road' parking.**
- **Council Tax Band 'D' Energy Rating 'tbc'**
- **Agents Note:** This property is being sold by a staff member of Dixon Kelley estate agents.



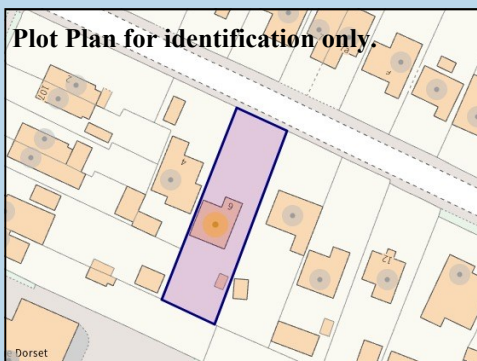
This drawing has been prepared for diagrammatic purposes only. Not to scale.



Modern Kitchen



Lounge



Mature Location



Delightful Garden



Rear Elevation



IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W05111