

93 Hillside Road
Corfe Mullen
Wimborne BH21 3SB

Price **£475,000** Freehold



A UNIQUE FOUR BEDROOM DETACHED
FAMILY HOME BENEFITTING FROM
SUPERB COUNTRYSIDE VIEWS AND
NO FORWARD CHAIN. AN INTERNAL
VIEWING IS A MUST TO APPRECIATE.



- * **L-SHAPED PORCH/HALLWAY 16'6" (MAXIMUM) x 16' (MAXIMUM)
(5.05m x 4.87m)**
- * **CLOAKROOM 11'8" x 2'7" (3.59m x 0.82m)**
- * **SITTING ROOM 16'9" x 14'1" (5.15m x 4.29m)**
- * **KITCHEN/DINING ROOM 13'9" x 13' (4.23m x 3.96m)**
- * **BEDROOM THREE 10'9" x 10'4" (3.32m x 3.16m)**
- * **STAIRS LEADING DOWN TO GROUND FLOOR**
- * **BEDROOM ONE 13'9" TO WARDROBE FRONTS x 11'9" (4.23m x 3.62m)**
- * **BEDROOM TWO 14'5" TO WARDROBE FRONTS x 10'4" (4.41m x 3.16m)**
- * **BEDROOM FOUR 10'6" x 8'4" (3.23m x 2.56m)**
- * **FAMILY BATHROOM 8'4" x 7'1" (2.56m x 2.16m)**
- * **UTILITY ROOM 13'9" x 10'1" (4.23m x 3.07m)**
- * **FRONT AND REAR GARDENS**
- * **SINGLE GARAGE 16' x 10' (4.87m x 3.04m)**
- * **DRIVEWAY PARKING**
- * **DOUBLE GLAZED**
- * **GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

A double glazed frosted sliding front door gives access into the split level entrance hall which has an archway through to the porch, stairs leading down to the ground floor and access into the cloakroom which has frosted window to side, wash hand basin with hot and cold tap and tiled splashback and low level flush WC. The light and airy sitting room has central fireplace with inset electric fire with tiled hearth, stone surround and wooden mantel, TV point, telephone point and sliding patio doors leading to the spacious balcony which enjoys uninterrupted countryside views. The kitchen/dining room has frosted window to side, further window to rear with countryside views, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, double sink with drainer and mixer tap, space for fridge, slimline dishwasher and freezer and integrated appliances to include oven, grill, four ring induction hob and extractor fan over. Bedroom three has windows to front and side and telephone point.

On the ground floor, bedroom one has window to rear with pleasant views over the garden, telephone point and a range of built in cupboards. Bedroom two has sliding patio doors giving access to a private terrace with steps leading to the rear garden and benefits from a built in cupboard with sliding doors. Bedroom four has window to side. The family bathroom has frosted window to rear, part tiled walls, low level flush WC, pedestal wash hand basin with hot and cold tap, shower cubicle with shower and panel enclosed bath with mixer tap with shower attachment over. The utility room has frosted window and door to side, range of floor mounted cupboards, work surfaces over, single sink with drainer and mixer tap, space for washing machine and tumble dryer, wall mounted boiler, part tiled walls and part tiled flooring.

To the front of the property is a low maintenance garden with brick wall and mature shrub borders and a tarmac driveway providing off road parking in turn leading to the single garage which has up and over door, light, power and double glazed window to side. The secluded rear garden has a patio running adjacent to the property providing seating in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence and mature shrub borders. Hardstanding for shed. Access along the side in turn leads to the front.





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 mini roundabout turn right into Wareham Road. Take the second turning on the left into Heckford Road and at the T-junction turn right into Hillside Road.

COUNCIL TAX: Band E 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: R2145