



EDWARDS
ESTATE AGENTS

CANDYS LANE
WIMBORNE, BH21 3EF



GUIDE PRICE £730,000

- No forward chain - Fully refurbished throughout
- 4 bedroom detached family home
- Stylish kitchen/breakfast room & separate dining room
- Open access to good size living room
- Study/home office
- Garden room rear lobby
- Family bathroom, master ensuite & cloakroom
- Double detached garage with driveway parking
- Gated entrance
- Attractively landscaped garden

This very well maintained and beautifully presented family home offers well proportioned, spacious and versatile accommodation. Conveniently located on the fringes of popular Corfe Mullen, the property is set on a generous, slightly elevated plot with secure gated access to the side of the property leading to a detached double garage with driveway parking.

From the welcoming reception hallway, accommodation on the ground floor includes a stylishly appointed kitchen/breakfast room which is fitted with a generous range of cream fronted base and wall units with breakfast bar and hard flooring - laid extensively throughout the ground floor. An adjoining utility room provides further base units and space and plumbing for under counter white goods. There is also access to a rear lobby as well as double opening doors leading to a dining room which in turn has open access to a good size living room – a dual aspect room with French doors leading to a garden room (currently used as a home salon). A study/home office overlooks the rear garden and has two rooflights creating a light and airy ambience.

A cloakroom is located off the entrance hallway as well as a useful storage cupboard. On the first floor there are four bedrooms – three good size doubles and a single – each with generous built-in



storage. The master benefits from a modern ensuite shower room and an equally stylish family bathroom serves bedrooms one, two and three. A loft ladder gives access to the fully boarded loft with a Velux window and lighting

Outside, the gardens are well stocked and beautifully landscaped and maintained. There is a pedestrian gate to the front of the property as well as double gates to the driveway to the side of the property. The double tandem garage sits towards the rear of the plot and the garden is walled, providing a good degree of privacy and seclusion with a covered patio area ideal for outdoor relaxation or entertaining.

Additional Information

Energy Performance Rating: C

Council Tax Band: F

Tenure: Freehold

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Private driveway & double garage

Utilities: Mains electricity, mains gas, mains water

Drainage: Mains sewerage

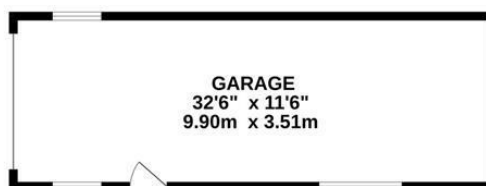
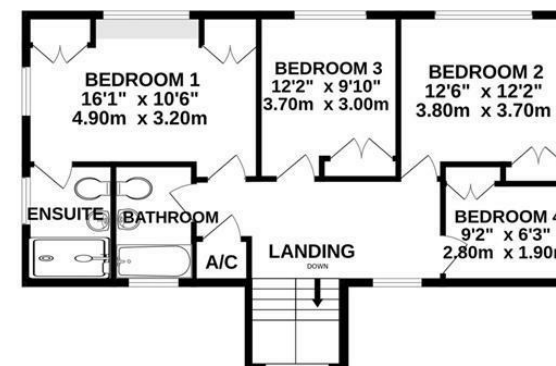
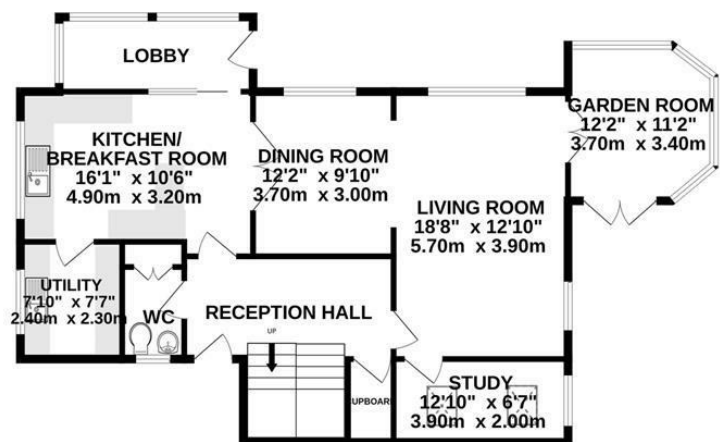
Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



GROUND FLOOR
1334 sq.ft. (123.9 sq.m.) approx.

1ST FLOOR
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 2042 sq.ft. (189.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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Ferndown Office

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