



25 Amber Road, Corfe Mullen, Wimborne BH21 3US

A very well presented three bedroom home with far reaching views and benefiting from a bathroom and a separate shower room.

EPC: 69 Council Tax Band: C Price: £349,950 Freehold







Key Features

- OWNERS SUITED
- VERY WELL PRESENTED
- GAS FIRED HEATING AND DOUBLE GLAZING
- RURAL VIEWS
- MODERN FITTED KITCHEN
- MEDIA WALL WITH FIRE
- GENEROUS LOUNGE/DINER
- DRIVEWAY AND STORAGE
- WESTERLY FACING GOOD SIZE REAR GARDEN
- CUL-DE-SAC LOCATION

The Property

Situated at the top of a quiet cul-de-sac on the edge of this popular village is this very well presented family home. Within proximity of the property are many amenities including a supermarket, takeaways, private health club and popular schooling for all age groups.

The property has been well presented and benefits from an attractive modern kitchen with integrated appliances, a ground floor shower room with space for a washing machine, double glazing and gas central heating via a combi-boiler.

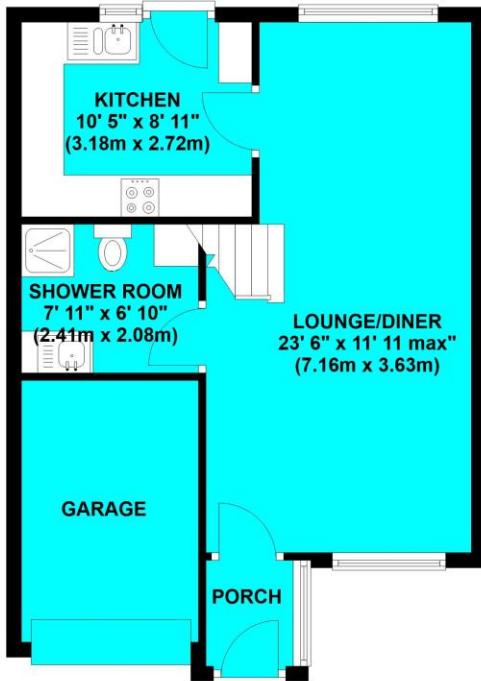
The accommodation comprises of an entrance vestibule, a good size lounge/diner with media wall with an

electric fire then leading to the contemporary kitchen with solid work-surfaces and integrated appliances. A staircase with low level lighting leads to the first floor landing with access to the loft space which has been partly boarded, there are then three bedrooms with the second bedroom enjoying far reaching views plus the family bathroom.

A driveway prides off road parking for two cars and leads to the integral garage which is now used for storage as was shortened to create the shower room. The rear garden enjoys a sunny westerly aspect and has been arranged with an area of patio with a pergola and picket fencing stepping down to an enclosed lawn. To the side of the house there is lean-to storage.

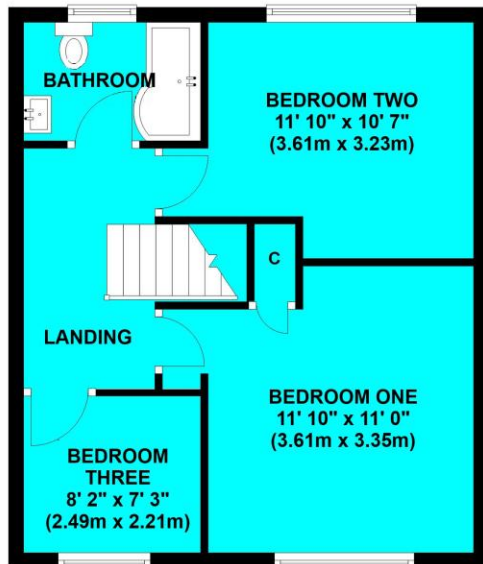
Ground Floor

Approx. 47.0 sq. metres (505.9 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.7 sq. feet)



Total area: approx. 89.4 sq. metres (962.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. 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
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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