



60 Coventry Close
Corfe Mullen, Wimborne, BH21 3UP



A spacious, well presented 3 bedroom house with driveway and garage situated in a popular cul-de-sac location.

- Entrance hall
- Spacious sitting/dining room
- Kitchen
- 3 bedrooms
- Bathroom
- Garden
- Driveway and garage
- Double glazed
- Gas central heating
- Well presented
- Cul-de-sac location

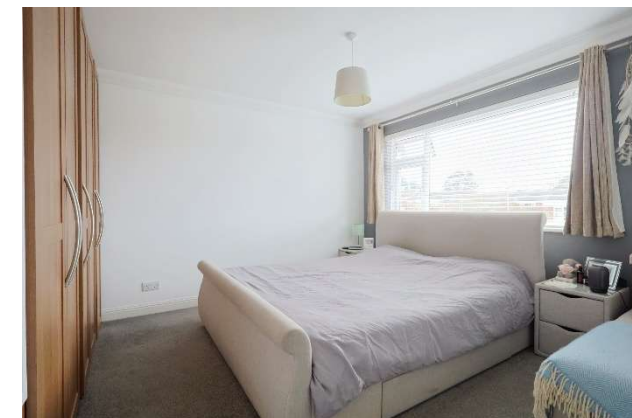
ASKING PRICE:

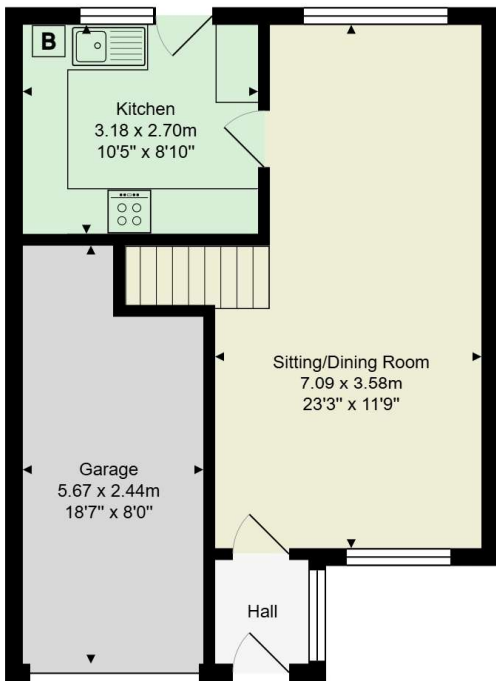
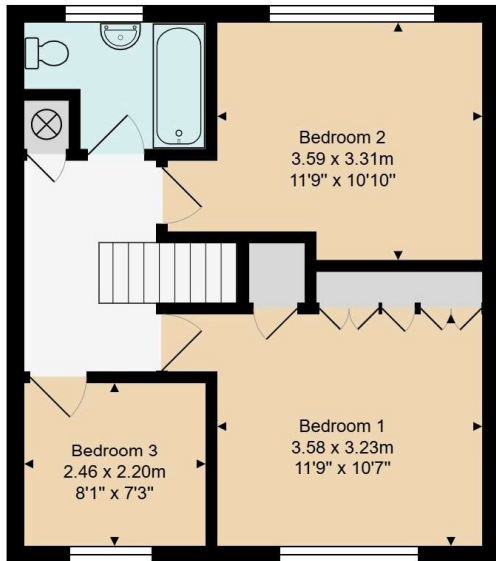
£330,000 (freehold)

EPC RATING:

Band - C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Total Area inc garage: 93.7 m² ... 1009 ft²

All measurements are approximate and for display purposes only.

Situated within a quiet residential cul-de-sac, this well presented three bedroom terraced house offers bright and spacious accommodation together with a private rear garden, driveway parking and an integral garage. The property provides a comfortable home as it stands while also offering scope for further enhancement, including the potential to convert the garage into additional living accommodation, subject to the necessary consents.

The accommodation is approached via an entrance porch which leads into a particularly spacious sitting/dining room. This bright living area benefits from dual aspect windows. The room also has stairs rising to the first floor and offers ample space for both seating and dining areas, making it ideal for both everyday living and entertaining.

The kitchen overlooks the rear garden and is fitted with a good range of base and eye level units providing generous storage and preparation space. Integrated appliances include an electric oven and hob, microwave, fridge/freezer, dishwasher and washing machine. The gas fired boiler, neatly concealed within the kitchen, was replaced approximately two years ago.

On the first floor landing there is a useful airing cupboard housing the hot water tank, which has also been recently replaced. There are three bedrooms, with bedroom one benefitting from a range of built-in wardrobes providing excellent storage. The family bathroom is fitted with a three piece suite.

Outside, the property is approached via a brick paved driveway providing off road parking and access to the integral single garage, which is equipped with power, lighting and a water supply. As mentioned, the garage offers potential for conversion to additional accommodation if desired, subject to the appropriate permissions.

The rear garden is mainly laid to lawn and enjoys two patio areas, positioned at either end of the garden to take advantage of different times of the day. A garden shed provides further storage, while a gated pedestrian pathway to the rear allows convenient external access to the garden.

Local Area

Coventry Close is conveniently situated within easy reach of a range of everyday amenities together with sought after schooling. Corfe Mullen is a large village with a range of shops and other amenities. Slightly further afield the neighbouring towns of Broadstone and Wimborne offer a wider range of facilities.

Also within easy reach is Upton Heath Nature Reserve, perfect for walkers.

Additional Information;

Council tax band - C



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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