



2 Primrose Way, Corfe Mullen, Wimborne BH21 3NT

A spacious three bedroom semi-detached family home having been skilfully extended to provide an outstanding kitchen/dining room, located within easy reach of local amenities and renowned schools.

EPC: 74 Council Tax Band: C Price: £375,000 Freehold

 **3**  **1**  **1**





Key Features

- THREE BEDROOMS
- EXTENDED ACCOMMODATION
- GENEROUS RECEPTION HALL WITH CLOAKROOM
- OUTSTANDING KITCHEN/DINER
- VERY WELL PRESENTED
- CORNER PLOT
- GARAGE ALTERED TO OFFICE SPACE
- FAVOURED SCHOOLS CATCHMENT
- CLOSE TO AMENITIES
- MUST BE VIEWED

The Property

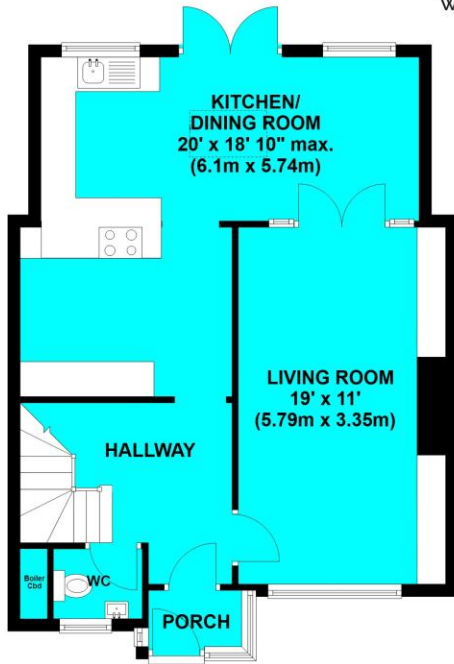
From the entrance porch, a double glazed door leads into the spacious hallway which has an understairs cupboard and LVT flooring which extends into the downstairs cloakroom and the kitchen/dining room. From the hallway a door leads into an excellent living room with wall mounted media connectivity and full length built in storage cupboards. Glazed double doors continue into a dining area which opens into the superb kitchen/breakfast room with peninsular bar, quartz resin worksurfaces and range of integrated appliances. From the kitchen, double glazed French doors lead out to the decked rear garden.

From the first floor landing, one will find three very good size bedrooms, bedrooms 1 and 3 having built in wardrobes. The bathroom is well appointed being fully tiled and having an additional walk-in rain shower as well as a bath.

The property stands on a large corner plot on this popular development. There is a wrap around garden including lawned area, together with decked entertaining area between the kitchen and the detached oversized garage which is currently converted to storage and office space.

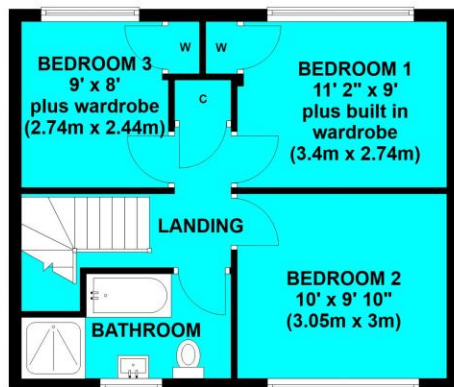
Ground Floor

Approx. 58.8 sq. metres (632.4 sq. feet)



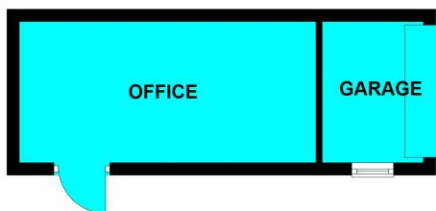
First Floor

Approx. 39.4 sq. metres (424.1 sq. feet)



Outbuilding

Approx. 14.8 sq. metres (159.3 sq. feet)



Total area: approx. 112.9 sq. metres (1215.8 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	74 C	78 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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