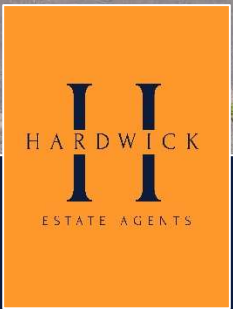




87 Rushcombe Way  
Corfe Mullen, Wimborne, BH21 3QU



A spacious 3 double bedroom semi-detached home with driveway parking, garage and secluded rear garden situated in a quiet cul-de-sac location.

- Modern kitchen
- Spacious sitting/dining room
- Rear porch
- 3 double bedrooms
- Newly fitted 4-piece bathroom
- Secluded rear garden
- Driveway parking
- Garage
- Quiet cul-de-sac location
- Close to sought after schooling
- Gas central heating with a newly fitted boiler
- Double glazed

**ASKING PRICE:**

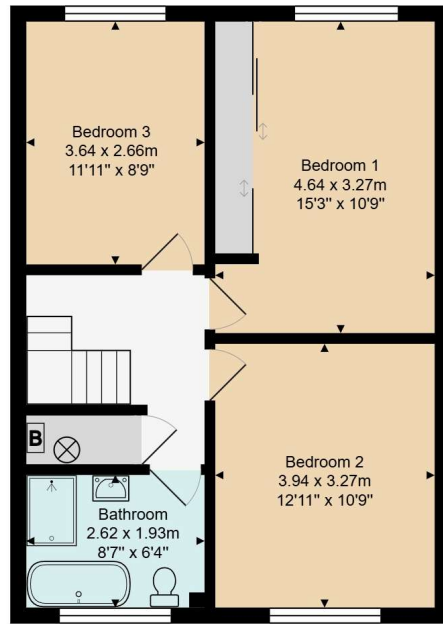
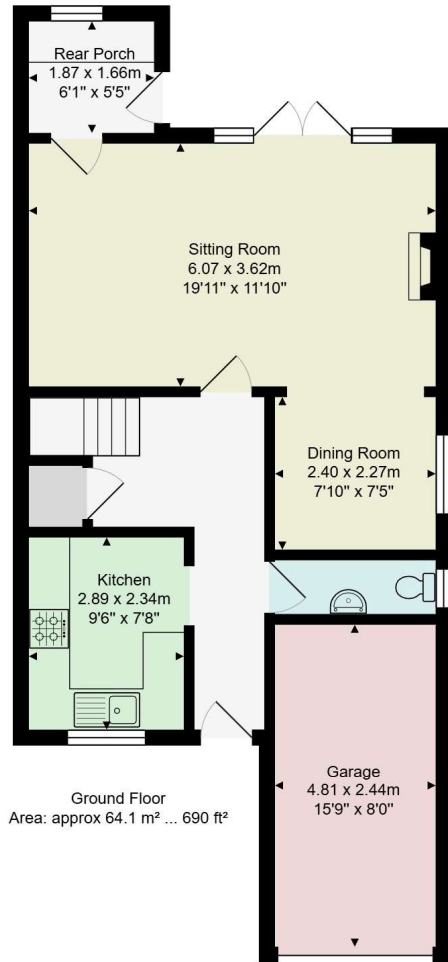
£375,000 (Freehold)

**EPC RATING:**

Band - C



Total Area: approx (including garage) 117.3 m<sup>2</sup> ... 1263 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## LOCATION

Set within a popular residential location at the end of a quiet cul-de-sac, this well-appointed three double bedroom semi-detached home offers spacious accommodation, ideal for both families and professionals. The property is conveniently positioned within easy reach of highly regarded local schools, including Rushcombe First School and Corfe Hills School, while Corfe Mullen village centre and the wider amenities of Broadstone are both close by.

## THE PROPERTY

The accommodation begins with a welcoming entrance hallway, featuring a useful under-stairs storage cupboard and a ground floor cloakroom with wash hand basin. To the front of the property is a modern fitted kitchen, offering a comprehensive range of matching base and eye level units, an integrated oven and gas hob, together with space and plumbing for a washing machine or dishwasher.

To the rear, the spacious sitting/dining room, with gas fire, provides an excellent entertaining and family living space, enjoying views over the garden. Double doors open onto a raised decked terrace, creating a seamless connection between the indoor and outdoor spaces. A rear porch adds further practicality and storage.

On the first floor, the landing features a large airing cupboard housing the recently fitted boiler (January 2025) and hot water cylinder. There are three generous double bedrooms, with bedroom 1 benefiting from built-in wardrobes. The contemporary family bathroom has been recently refitted and comprises a bath, separate shower cubicle, wash hand basin and WC.

Externally, the property offers driveway parking, an integral garage with power and plumbing for further appliances and a small lawned front garden. A side gate gives access to the rear garden which enjoys a raised decked area, with the remainder predominantly laid to lawn. Beyond the rear fence is an additional area of woodland garden which can be incorporated into the garden.

This attractive home combines modern improvements, generous accommodation and a convenient location, making it an excellent opportunity for a wide range of buyers.

## ADDITIONAL INFORMATION

Council tax – 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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