



## 9 Blaney Way, Corfe Mullen, Wimborne BH21 3UG

The opportunity to acquire a most spacious four bedroom detached family home constructed by a renowned local developer and having been in the present owners ownership for nearly forty years. Well presented throughout and early viewing recommended.

**EPC: 73 Council Tax Band: E Price: £425,000 Freehold**







## Key Features

- FOUR BEDROOMS
- MASTER EN SUITE SHOWER ROOM
- 28' LOUNGE/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- DOUBLE GLAZING
- GARAGE AND WORKSHOP AREA
- LANDSCAPED GARDENS
- FAVOURED LOCATION
- EXCELLENT PRESENTATION
- VIEWING RECOMMENDED

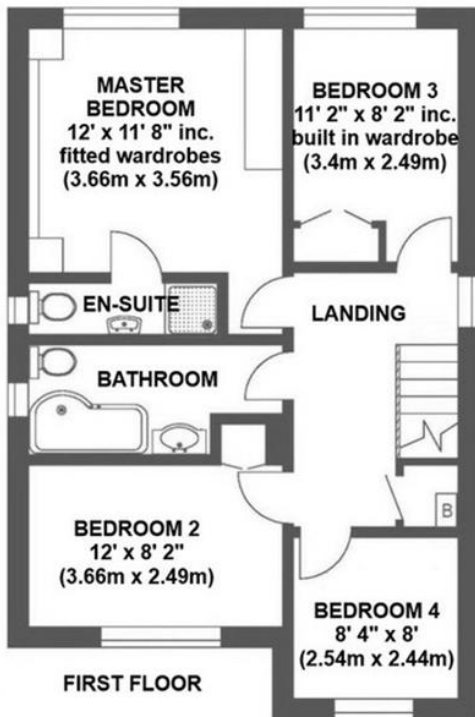
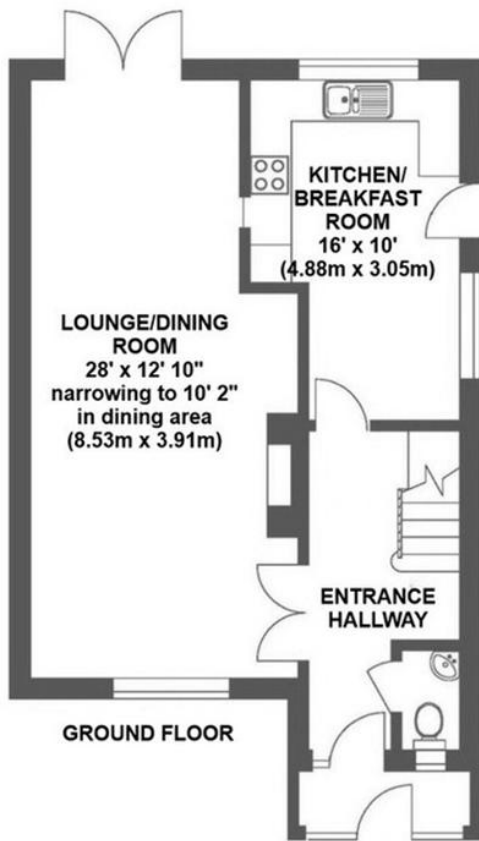
## The Property

From the entrance vestibule a double glazed door leads into the spacious hallway where one will find a useful understairs storage cupboard, together with a downstairs cloakroom. Leaded light glazed double doors lead into the superb lounge/dining room with dual aspect and feature fireplace, together with open serve hatch to kitchen. There is a well appointed kitchen/breakfast room with integrated appliances which overlooks the rear garden and has a door providing side access.

From the bright and airy first floor landing, one will find three double bedrooms, all with built in wardrobes, together with bedroom four, which enjoys far reaching views across distant countryside. The master bedroom is particularly well equipped with fitted furniture and wardrobes and has

the benefit of a well appointed fully tiled shower room. To complete the picture, there is an additional well appointed family bathroom with shower bath. The gas combi boiler is located within the airing cupboard on the landing.

The open plan front garden has a block paved additional parking area. A further block paved driveway leads to the over size garage which has a most useful additional section to one side providing storage and/or workshop if needed. The landscaped rear garden comprises various decked and patio areas providing the ideal space for entertaining. The garden is bordered by timber panelled fencing, together with a full array of shrubs and wooded aspect to the rear. There is a useful outside storage area behind the garage.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 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.

**Broadstone Office**  
219 Lower Blandford Road, Broadstone, Dorset BH18 8DN  
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

**Lower Parkstone Office**  
5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF  
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk

