



1 Chapel Close, Corfe Mullen, Wimborne BH21 3SH

An individual, four bedroom detached family home situated in a semi-rural location on the edge of this popular village.

EPC: 70 Council Tax Band: E Price: £450,000 Freehold







Key Features

- NO FORWARD CHAIN
- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- LARGE SPLIT-LEVEL LOUNGE/DINING ROOM
- KITCHEN WITH SEPARATE BREAKFAST ROOM
- MASTER BEDROOM WITH DRESSING ROOM
- BATHROOM & SEPARATE SHOWER ROOM
- GENEROUS OFF ROAD PARKING
- CARPORT AND GARAGE WITH ELECTRIC DOOR
- SUNNY WESTERLY FACING REAR GARDEN

The Property

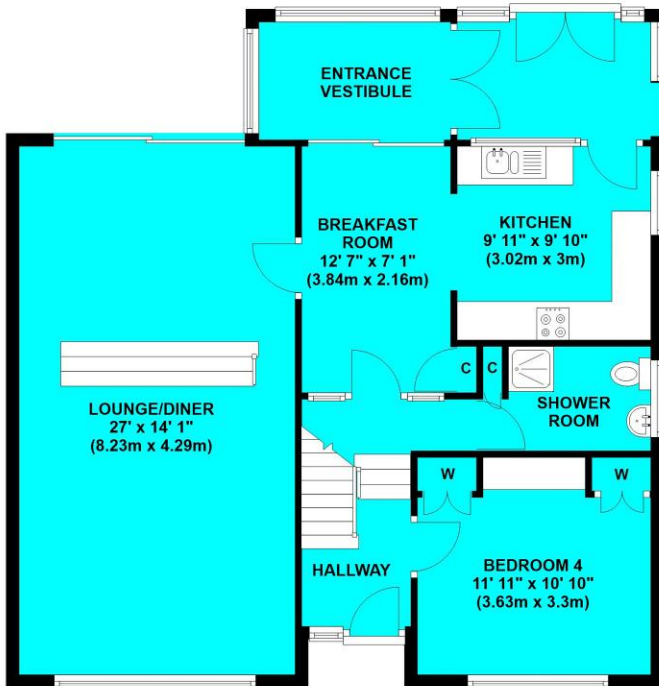
Situated in an established location on the edge of the village of Corfe Mullen, is this individual family home. The property benefits from gas fired central heating and UPVC double glazing and no forward chain.

The accommodation comprises of an entrance hall leading to a generous split-level lounge/dining room, there is then a breakfast room, kitchen, ground floor bedroom with fitted wardrobes and a shower room. To the first floor the master bedroom has a dressing room with

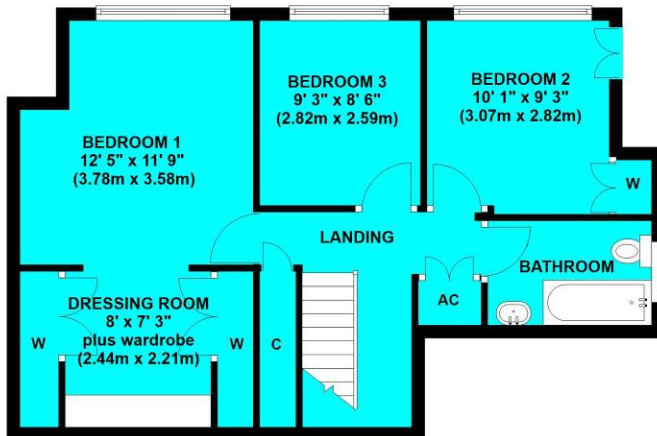
fitted wardrobes and enjoys a pleasant view over nearby fields. There are then two further bedrooms again looking toward fields and a family bathroom.

The gardens extend to the front, side and rear and have been very well maintained, there is a useful covered veranda area, patio and lawn. A tarmac driveway provides off road parking and there is a carport leading to garage with an electric up and over door and within the garden there is a timber shed.

Ground Floor
Approx. 90.7 sq. metres (976.1 sq. feet)



First Floor
Approx. 53.5 sq. metres (575.7 sq. feet)



Total area: approx. 144.2 sq. metres (1551.8 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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