

11 Corfe View Road  
Corfe Mullen  
Wimborne BH21 3LY

Price **£599,950** Freehold



A SUPERBLY PRESENTED THREE DOUBLE BEDROOM, TWO BATHROOM DETACHED BUNGALOW, SITUATED IN A QUIET AND "TUCKED AWAY" LOCATION, BENEFITTING FROM AMPLE OFF ROAD PARKING AND SIZEABLE SECLUDED REAR GARDEN.



Ground Floor



Total area: approx. 116.5 sq. metres (1254.2 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.

\* **ENTRANCE HALL 19'5" (MAXIMUM) x 12'4" (MXIMUM) (5.94m x 3.78m)**

\* **LOUNGE/DINING ROOM 25'2" x 13'8" (7.68m x 4.21m)**

\* **KITCHEN/BREAKFAST ROOM 14'9" (MAXIMUM) x 12' (4.54m x 3.66m)**

\* **BEDROOM ONE 11'8" x 11'7" TO WARDROBE FRONTS (3.59m x 3.56m)**

\* **EN SUITE SHOWER ROOM 9'2" x 3'5" (2.8m x 1.07m)**

\* **BEDROOM TWO 11'8" TO WARDROBE FRONTS x 11'6" (3.59m x 3.53m)**

\* **BEDROOM THREE 11'7" x 11'7" (3.56m x 3.56m)**

\* **FAMILY BATHROOM 8'6" x 5'3" (2.62m x 1.62m)**

\* **SIZEABLE REAR GARDEN**

\* **AMPLE OFF ROAD PARKING**

\* **SINGLE GARAGE**

\* **UPVC DOUBLE GLAZED**

\* **GAS FIRED CENTRAL HEATING**







**ABOUT THIS PROPERTY**

Via an open storm porch, the front door with frosted side screen gives access into the entrance hallway which has wood effect flooring, loft access via a hatch, telephone point and storage cupboard with slatted shelving. The spacious lounge/dining room has window to front aspect, double opening French doors with matching side screen giving access to the rear garden and central brick fireplace. The kitchen has window and frosted door to rear, range of wall and floor mounted cupboards, Granite work surfaces over, one and a quarter single sink with integrated drainer and mixer tap, tiled flooring, wine rack, nest of three pan drawers, space and plumbing for washing machine and integrated appliances to include fridge, freezer, dishwasher, 'Neff' induction hob and oven and extractor fan over.

Bedroom one has window to rear aspect with pleasant views over the rear garden, range of fitted wardrobes with cupboards above and access into the modern fitted en suite shower room which has frosted window to side, fully tiled walls and flooring, towel ladder radiator, vanity unit with inset wash hand basin and mixer tap, low level flush WC and shower cubicle with shower. Bedrooms two and three both have windows to front aspect with bedroom two benefitting from fitted wardrobes with double opening doors. The family bathroom has frosted window to side aspect, fully tiled walls and flooring, low level flush WC, vanity unit with inset wash hand basin and mixer tap and panel enclosed bath with mixer tap and shower over.

Accessed off the main Corfe View Road, a pea shingle driveway leads to the property providing ample off road parking in turn leading to the single garage which has up and over door, light and power. There is also an area laid to lawn and patio to the front, all of which are bound by mature shrub borders. The secluded and sizeable rear garden has a large patio running adjacent to the property providing ample seating in turn leading to the remainder which is laid to lawn. Hardstanding for timber shed. Mature shrub borders. Access into the garage. Timber gate leading to the front.





**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout and take the third exit into Higher Blandford Road. At the traffic lights turn left into Springdale Road and at the junction with Wareham Road turn right. Corfe View Road is the third turning on the left hand side.

**COUNCIL TAX:** Band E Dorset Council.

**ENERGY EFFICIENCY RATING:** Band C

**VIEWING:** Strictly by appointment through **HILLIER WILSON.**

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**PRIVACY POLICY**

Please see our website for further details.

**REF: R1946**