

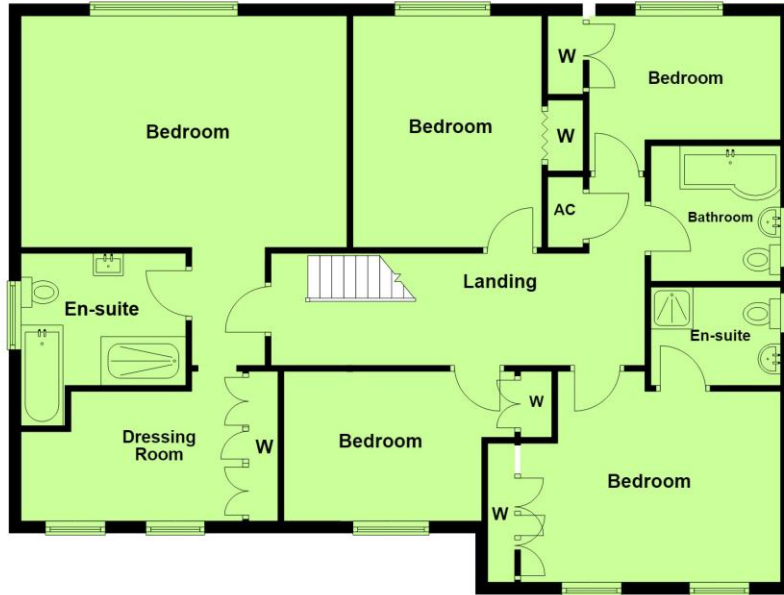
19 Wills Close  
Corfe Mullen  
Wimborne BH21 3SR

Price Guide **£825,000 - £850,000** Freehold

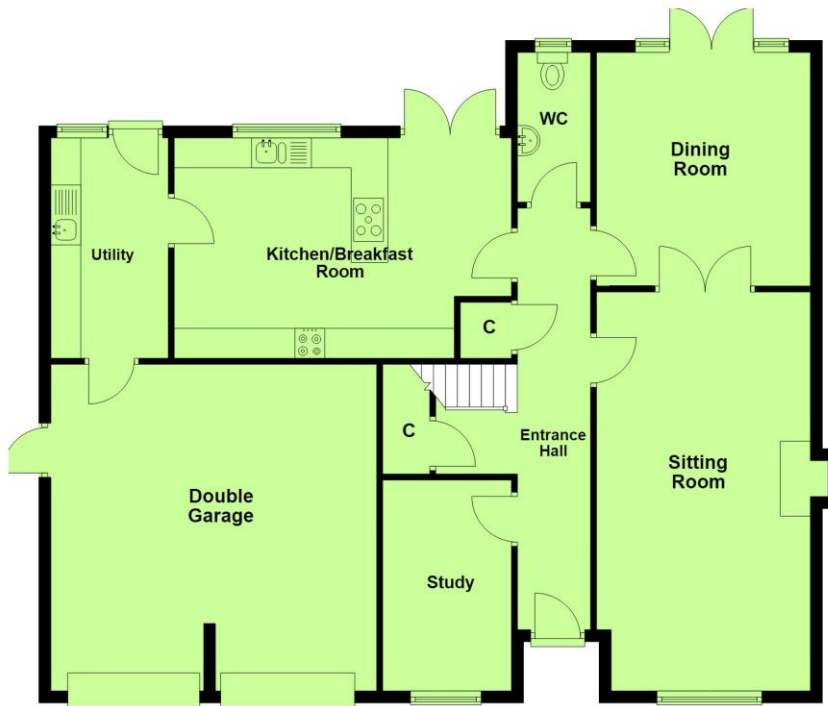


AN EXTREMELY WELL PRESENTED FIVE BEDROOM,  
THREE BATHROOM DETACHED FAMILY HOME  
BOASTING A GENEROUS SOUTH FACING REAR  
GARDEN AND SET IN A VERY QUIET AND SOUGHT  
AFTER LOCATION.

First Floor



Ground Floor



Total area: approx. 235.9 sq. metres (2539.6 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 HALLWAY**
- \* GROUND FLOOR CLOAKROOM 7'1" x 4' (2.16m x 1.21m)**
  - \* SITTING ROOM 21'8" x 11'6" (6.64m x 3.53m)**
  - \* DINING ROOM 13'4" x 11'7" (4.08m x 3.56m)**
    - \* STUDY 11'4" x 7'1" (3.47m x 2.16m)**
- \* KITCHEN/BREAKFAST ROOM 18'3" x 12' (5.57m x 3.65m)**
  - \* UTILITY ROOM 12'1" x 6'4" (3.68m x 1.95m)**
    - \* STAIRS RISING TO FIRST FLOOR**
  - \* BEDROOM ONE 17'6" x 12'1" (5.36m x 3.68m)**
- \* DRESSING ROOM 15'3" TO WARDROBE FRONTS x 7'6" (4.66m x 2.31m)**
  - \* EN SUITE BATHROOM 9'4" (MAXIMUM) x 8'9" (2.86m x 2.71m)**
- \* BEDROOM TWO 14'1" TO WARDROBE FRONTS x 11'7" (4.29m x 3.56m)**
  - \* EN SUITE SHOWER ROOM 6'8" x 5'4" (2.07m x 1.64m)**
  - \* BEDROOM THREE 12'6" x 11' TO WARDROBE FRONTS**
- \* BEDROOM FOUR 10'7" TO WARDROBE FRONTS x 8'1" (MAXIMUM)  
(3.26m x 2.46m)**
- \* BEDROOM FIVE 7'6" x 8' EXTENDING TO 11'2" TO WARDROBE FRONTS  
(2.31m x 2.43m EXTENDING TO 3.41m)**
  - \* FAMILY BATHROOM 7'5" x 6'6" (2.28m x 2.10m)**
    - \* FRONT AND REAR GARDENS**
      - \* DOUBLE GARAGE**
      - \* DRIVEWAY PARKING**
    - \* GAS FIRED CENTRAL HEATING WITH RADIATORS**
      - \* DOUBLE GLAZED WINDOWS**
        - \* SOLAR PANELS**







**ABOUT THIS PROPERTY**

The front door leads to the entrance hallway with two built in cupboards. The ground floor cloakroom comprises pedestal wash hand basin with mixer tap, low level flush WC and part tiled walls. The sitting room has window to the front aspect, feature open fireplace, double opening glazed doors to the dining room which in turn has double opening patio doors to the rear garden. The study has window to the front aspect. The kitchen/breakfast room has a range of wall mounted and base storage cupboards and drawers, feature peninsula with four ring burner 'Elica' induction hob and 'Elica' integral extractor fan, one and a half bowl single drainer sink unit with mixer tap, integrated double oven and microwave, integrated fridge/freezer and wine fridge, integrated dishwasher, tiled flooring, feature spotlighting, window and double opening doors to the rear garden. The utility room also has a range of wall mounted and base storage cupboards and drawers, space and plumbing for washing machine and tumble dryer, single bowl single drainer stainless steel sink unit with mixer tap, window and door to the rear garden and personal door to the double garage.

Stairs lead from the entrance hallway to the first floor landing where there is access to loft space, built in airing cupboard with radiator and slatted shelving. Bedroom one is very spacious with window to the rear aspect, archway through to the dressing room with fitted furniture and built in wardrobes. The modern fitted en suite bathroom comprises a large walk in shower with dual action showers and tiled walls, panel enclosed bath with mixer tap, low level flush WC, wall mounted wash hand basin with mixer tap and drawers beneath, heated towel rail, fully tiled walls and floor. Bedrooms two and three are both double bedrooms with built in wardrobes with bedroom two having the benefit of an en suite shower room with tiled shower cubicle, low level flush WC, pedestal wash hand basin with mixer tap, part tiled walls and tiled floor. Bedrooms four and five also have built in wardrobes. The family bathroom comprises a p-shaped bath with mixer tap, wall mounted shower and shower screen, wash hand basin with mixer tap and vanity unit beneath, low level flush WC, radiator and fully tiled walls.

The front of the property is mainly laid to lawn with shrub borders. A large block paved driveway provides ample off road parking in turn leading to the double garage with two electric doors and personal door to the side aspect. The rear garden is predominantly laid to lawn with shrub and herbaceous borders, feature pond, greenhouse, summerhouse and further timber shed. There is access to the side of the property 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 continue for approximately one mile. Take the left hand turning into Wickham Drive and then left again into Wills Close.

**COUNCIL TAX:** Band G 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: R2114**