

**27 Heckford Road, Corfe Mullen,
Wimborne, BH21 3LU**

**£815,000
Freehold**



A beautifully presented and extended five bedroom family home enjoying panoramic views over Corfe Mullen to Badbury Rings, and moments' walk from a convenience store and both an Indian and Chinese take-away. Nearby you will find popular schooling for all age groups including both the boys' and girls' grammar school. The property has been lovingly improved by the current owners and offers many of the benefits you would find in a brand new home. Throughout the property there are smooth plastered ceilings, there is UPVC double glazing and gas fired heating. Particular features of the property include the open plan living space with sun lounge and a master bedroom with balcony enjoying the views. Other features of the house include a large double garage, utility room, an en-suite shower room, a further shower room and bathroom and there is the potential to arrange the accommodation to provide an annexe if required.

CONTEMPORARY DOUBLE GLAZED FRONT DOOR With outside lighting leads to:

RECEPTION HALL With galleried landing, distressed wood block flooring, two radiators, wall mounted heating thermostat control and telephone connection point, two understairs storage cupboards, one with shelving

CLOAKROOM/SHOWER ROOM A white suite comprising of large fully tiled shower cubicle, floating wash hand basin with centre mixer tap and drawer below, WC, partly tiled walls, chrome heated towel rail, ceramic tiled floor, extractor fan

KITCHEN/LIVING ROOM 21' x 19' (6.4m x 5.79m) In the lounge area there is a radiator, two windows to side aspect, a continuation of the wooden flooring from the reception hall, recess suitable for wall mounted TV with cabinet below. The kitchen comprises of a range of gloss units with quartz worktop surface, there is a one and a half bowl sink unit with centre mixer tap, adjacent worktop surfaces with inset Neff induction hob with extractor canopy above, to either side of the work surfaces there are drawers and base storage cupboards and a dishwasher. There is then a bank of units with two integrated refrigerators and two integrated freezers, a Neff electric oven and Neff microwave and steamer with warming drawer below, eye level units and drawers below. The kitchen has a ceramic tiled floor, window to side aspect, smooth plastered ceiling with concealed lighting, there is a window to the opposite side aspect with a radiator and space if required for breakfast table and chairs. Bifold doors open from the lounge area to:

SUN LOUNGE/DINING ROOM 13' x 11' 6" (3.96m x 3.51m) Inset downlighting, lantern, tile effect flooring, windows to two aspects enjoying an outlook over the rear garden and far reaching views beyond

SNUG/BEDROOM 5 14' max. x 10' 1" (4.27m x 3.07m) Smooth plastered ceiling, window to side aspect, TV aerial connection, radiator, built in wardrobe with hanging and shelving space

UTILITY ROOM 8' 9" x 4' 11" (2.67m x 1.5m) Comprising of single bowl single drainer sink unit with centre mixer tap with adjacent worktop surfaces with two base storage cupboards below and built in larder style cupboard, ceramic tiled floor, extractor fan, window, radiator, connecting door leading to the garage

A STAIRCASE WITH OAK AND GLASS BALUSTRADE LEADS TO:

FIRST FLOOR LANDING Windows to both aspects, two radiators, loft hatch giving access to the roof space

BEDROOM 1 17' 7" max. x 13' 7" min. (5.36m x 4.14m) Two radiators, TV aerial connection, walk in wardrobe with hanging, shelving and radiator, French doors with matching windows with a glass Juliette balcony enjoying extensive views then further French doors open to a covered balcony with 180 degree panoramic views across Corfe Mullen to Badbury Rings

EN-SUITE SHOWER ROOM Comprising of fully tiled double shower cubicle, WC, contemporary wash hand basin with centre mixer tap with two drawers below, wall mounted mirror with lighting, extractor fan, fully tiled walls, ceramic tiled floor, window and tall chrome towel rail



BEDROOM 2 17' 11" x 9' 10" (5.46m x 3m) Dual aspect windows, radiator

BEDROOM 3 11' 4" x 10' 10" inc. wardrobe (3.45m x 3.3m) Radiator, TV aerial point, window again with far reaching views, built in floor to ceiling wardrobe units

BEDROOM 4 14' 5" x 7' 1" (4.39m x 2.16m) Radiator, window to front aspect

FAMILY BATHROOM Panel enclosed bath with mixer tap, wall mounted shower unit, WC, contemporary inset wash hand basin with centre mixer tap and cupboards below, fully tiled walls, extractor fan, window, ceramic tiled floor, tall chrome heated towel rail

OUTSIDE - FRONT To the front of the property a stone chip driveway provides off road parking for a number of vehicles and leads to the INTEGRAL GARAGE which measures 19' 6" x 17' 6" min. with two outside light points. The garage has an up and over electronically operated concertina door. The garage has a window to the side aspect, smooth plastered ceiling, plastered and painted walls with a painted floor. There is shelving and work benches and wall mounted cupboard, cupboard concealing with Worcester boiler which is approximately twelve months old and pressured hot water cylinder. If required, subject to the usual permissions, the garage could be converted to provide additional living accommodation or part of an annexe. The front and side sections of the garden have then been predominantly laid to lawn and enclosed by established hedgerow, there are numerous specimen plants and shrubs and paved steps lead to an area of decking. To the right hand side of the property there is a stone chip pathway interspersed by paving slabs and a low rendered wall, there is outside lighting and water tap and a wrought iron gate then gives access to:

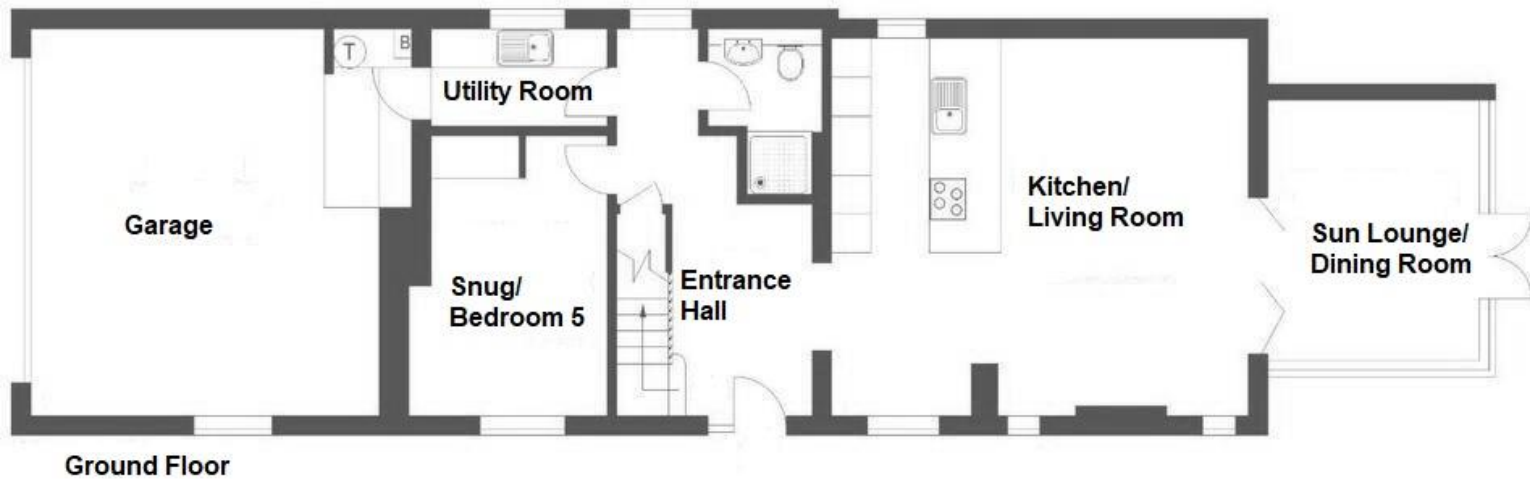
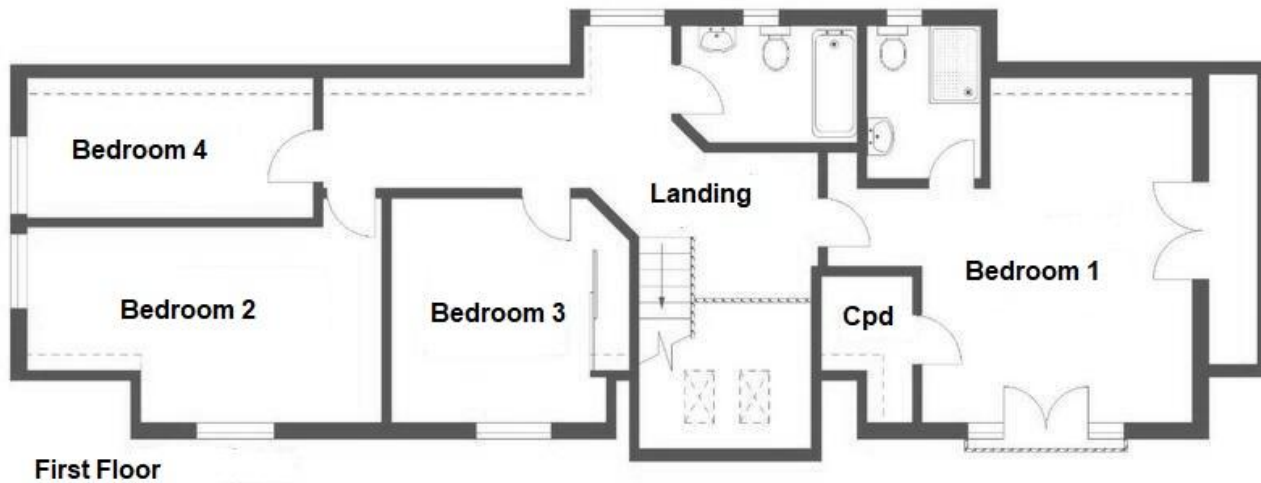
OUTSIDE - REAR Firstly there is a generous area of decking, partly enclosed by ranch style fencing with climbing plants and the decking then extends to an area of lawn with raised borders stocked with various shrubs. The whole rear garden enjoys extensive views and a sunny westerly aspect. A pathway then continues to the opposite side of the property returning to the front driveway.

COUNCIL TAX BAND To be confirmed.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
	74	84
England & Wales	EU Directive 2002/91/EC	



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