

4 Firside Road  
Corfe Mullen  
Wimborne BH21 3LS

Price **£495,000** Freehold



**(REAR ASPECT)**

A UNIQUE OPPORTUNITY TO PURCHASE  
A DETACHED FAMILY HOME, NOW IN NEED  
OF GENERAL UPDATING THROUGHOUT,  
SITUATED IN A QUIET AND POPULAR  
RESIDENTIAL LOCATION, BENEFITTING  
FROM SUPERB COUNTRYSIDE VIEWS AND  
NO FORWARD CHAIN.



- \* **ENTRANCE HALLWAY 21'8" x 3'7" (6.64m x 1.13m)**
  - \* **KITCHEN 14'2" x 9'7" (4.33m x 2.96m)**
  - \* **BEDROOM ONE 11'3" x 9'5" (3.44m x 2.9m)**
- \* **BEDROOM TWO 11'5" x 10'4" TO WARDROBE FRONTS (3.51m x 3.17m)**
- \* **BEDROOM THREE/DINING ROOM 11'5" x 10'5" (3.51m x 3.2m)**
  - \* **WET ROOM 8'1" x 5'4" (2.47m x 1.65m)**
- \* **STUDY AREA WITH STAIRS RISING TO FIRST FLOOR 11'4" x 6'8" (3.47m x 2.07m)**
- \* **LOUNGE 18'8" (MAXIMUM) x 13'4" (MAXIMUM) (5.73m x 4.08m)**
  - \* **CLOAKROOM 4'9" x 4'3" (1.49m x 1.31m)**
  - \* **FRONT AND SIZEABLE REAR GARDEN**
  - \* **OFF ROAD PARKING**
  - \* **TWO SINGLE DETACHED GARAGES**
  - \* **MAJORITY UPVC DOUBLE GLAZED**
  - \* **GAS FIRED CENTRAL HEATING**









**ABOUT THIS PROPERTY**

To the rear of the property via an open storm porch, a UPVC double glazed frosted door gives access into the entrance hallway which benefits from a storage cupboard. The kitchen has windows to front and side aspects, two double glazed doors giving access to side, range of wall and floor mounted cupboards, work surfaces over, one and a quarter single sink with drainer and mixer tap, space and plumbing for washing machine and fridge and integrated appliances to include oven and four ring hob.

Bedroom one and bedroom two both have bay windows to rear aspect with pleasant views over the rear garden and a range of fitted furniture to include wardrobes and cupboards. Bedroom three/dining room has window to side aspect and central gas fire with cupboards either side. The wet room has a frosted window to front aspect, fully tiled walls, 'Mira' shower, low level flush WC and pedestal wash hand basin with hot and cold tap.

Off the hallway is access to a study area which benefits from a range of fitted wardrobes with double opening doors, window to side aspect and stairs rising to the first floor. The lounge has large window to rear aspect with stunning views over the local countryside, access to eaves storage and the cloakroom which has low level flush WC and wash hand basin with hot and cold tap.

To the front of the property a block paved driveway provides off road parking for a number of vehicles in turn giving access to the single garage which has up and over door, light, power and personal door to side. One of the main features of the property is the sizeable and secluded rear garden which is predominantly laid to lawn with a number of apple trees, all of which are bound by low level brick wall, timber fence and mature shrub borders. Hardstanding for two greenhouses and two sheds. Further garage with up and over door, light and power. Access along the side leads 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 to the mini roundabout. Turn left into Wareham Road and then take the first right hand turning into Firside Road.

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

**ENERGY EFFICIENCY RATING:** Band D

**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: R1748**