

**1 Blacksmith Close, Corfe Mullen,
Wimborne, BH21 3QW**

**£350,000
Freehold**



A wonderful opportunity to acquire a very well presented two bedroom detached bungalow, conveniently located very close indeed to Corfe Mullen's various shops and amenities. The property has two bedrooms, kitchen with full range of appliances, lounge/dining room, conservatory, well appointed shower room, gas fired central heating, double glazing, integral garage and maintenance free gardens. Offered for sale with No Forward Chain, we recommend early viewing!

COVERED PORCH UPVC double glazed door leads to:

ENTRANCE HALL Radiator, two built in cupboards, access via ladder to boarded loft space, which is currently sub-divided and provides excellent storage

LOUNGE/DINING ROOM 17' 10" x 12' (5.44m x 3.66m) Radiator, power points, TV point, wall mounted electric fire, window to front elevation

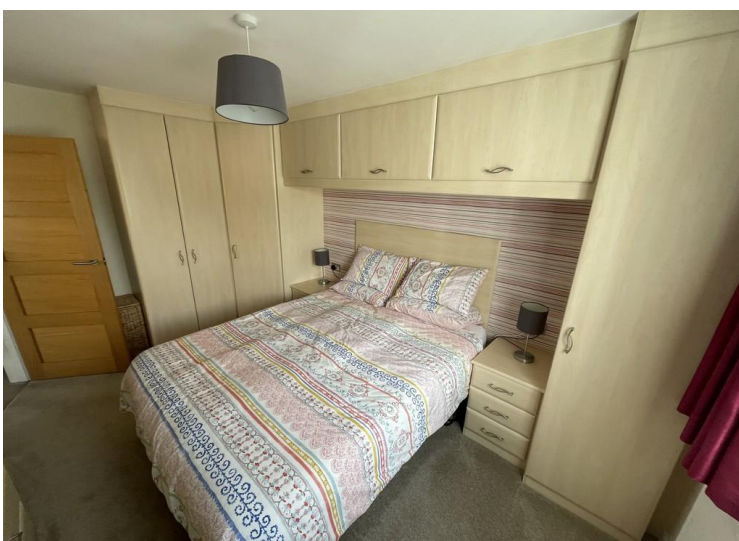
KITCHEN 10' x 9' (3.05m x 2.74m) Fitted with a range of wall and floor mounted units with fitted worksurfaces and complementary kickbacks, range of Neff appliances to include eye level oven and microwave oven, five ring gas hob with stainless steel extractor hood above, integrated fridge and freezer, additional white goods to include Siemens washing machine and dishwasher, inset stainless steel one and a half bowl sink unit, heated towel rail, window to front elevation

BEDROOM 1 13' 6" x 9' 10" max. inc. fitted furniture (4.11m x 3m) Radiator, extensive range of Custom World fitted bedroom furniture to include wardrobes, bedside cabinets, wall mounted cupboards, dressing table with adjacent chest of drawers, window overlooking rear garden

BEDROOM 2 9' 6" x 7' 4" (2.9m x 2.24m) Tall radiator, range of Custom World built in furniture to include wardrobe, dressing table with two drawers, range of fitted shelving, double glazed French doors lead out to:

CONSERVATORY 8' 8" x 6' (2.64m x 1.83m) Of UPVC construction with double glazed windows, aspect overlooking garden, double glazed door leads to rear of property

WELL APPOINTED SHOWER ROOM Suite comprising walk in shower with wall mounted thermostatically controlled shower, wash hand basin with vanity unit, wall mounted shaver point and mirror, WC with concealed cistern, heated towel rail, wall mounted cupboards, window to side elevation



OUTSIDE - FRONT The front garden is open plan having a block paved surface for ease of maintenance, a tarmacadam driveway leads to the INTEGRAL GARAGE which has an electronically operated up and over door, power and light and a personal rear door. A timber panelled gate provides side access to an enclosed courtyard to the rear of the garage, from here the pathway continues to:

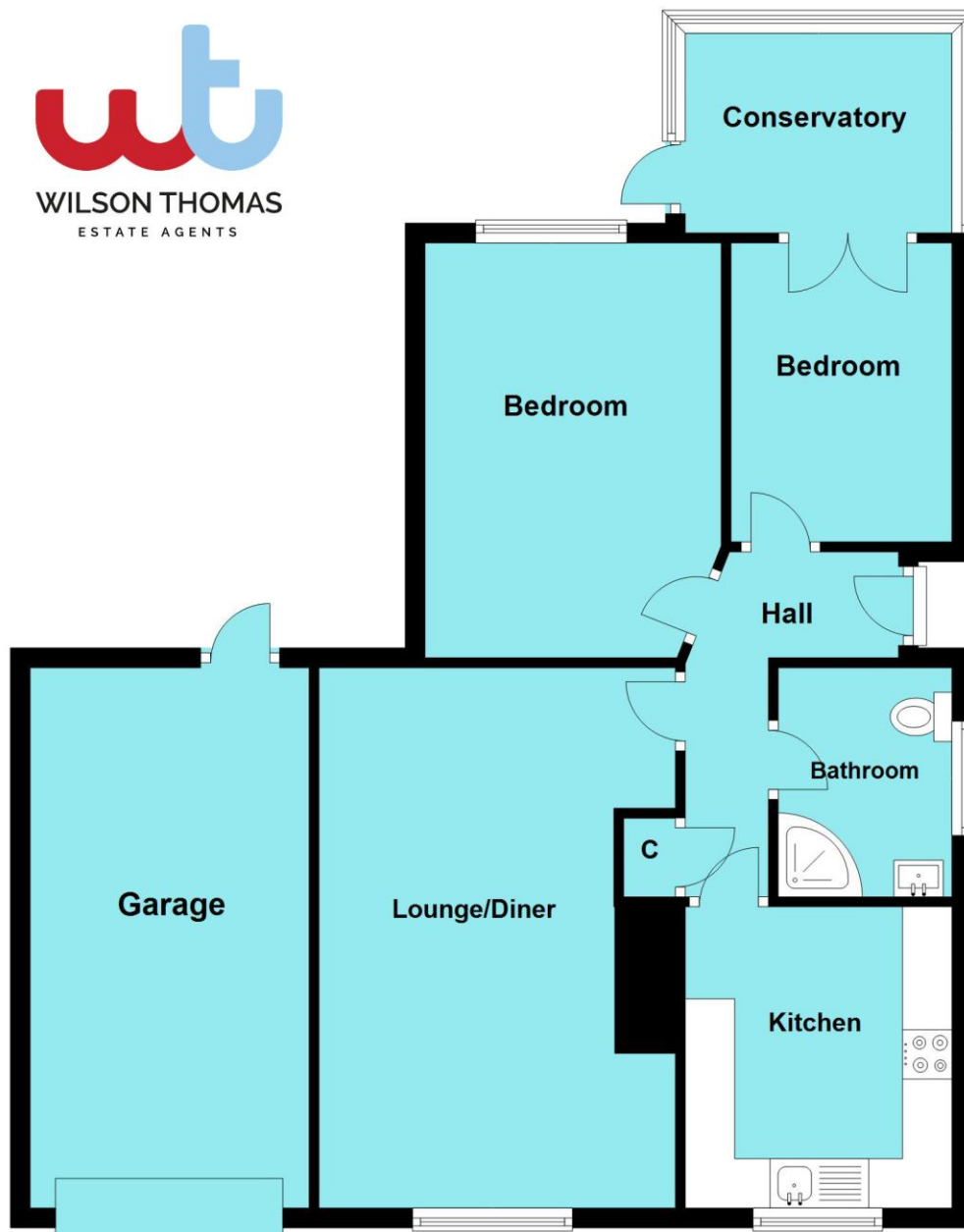
OUTSIDE - REAR A west facing, secluded rear garden which is bordered by mature hedgerow ensuring total seclusion. Outside power points, outside tap.

COUNCIL TAX BAND 'B' This information has been supplied by Dorset Council, and we would suggest you verify this information prior to purchase.

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. **Ref: 15183**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 79.1 sq. metres (850.9 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 or 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.

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