



MOLLARO

13 Olivia Close, Corfe Mullen BH21 3BX

£390,000



Perfect 4 double bedroom, 3 storey townhouse in a private cul-de-sac. 2 bathrooms plus downstairs loo. Probate sale-no chain. Built in 2016 with 2+ years NHBC warranty remaining. Lovely community.

Olivia Close is a private cul-de-sac and there is great community in the road. A real neighbourly feel with the communal green a meeting place to play for the children.

Number 13 is one of the handsome properties in the road and there is a lot of space in the property including 4 double bedrooms, realising the opportunity to use one as an office or even a dressing room. With 2 bathrooms, plus a downstairs loo this can cater for a big family or used for multi room living for smaller families. Please ask us for ideas.

This 3 storey terraced townhouse was built in 2016 and has the NHBC guarantee until March 2026.

A perfect family home.



### Key Features

- Perfect 4 double bedroom, 3 storey terraced townhouse
- Probate sale-probate granted. No chain
- Handsome property in private cul-de-sac
- Lovely community with a communal green
- Great location with excellent local schools, shopping and sports/walking
- 2 bathrooms plus a downstairs loo
- Double glazing and thermostatic radiators throughout. Glow Worm Easicom 28 combi boiler. High energy performance rating
- Fitted kitchen including Neff appliances
- Garden shed with power and light
- New build in 2016. NHBC guarantee until March 2026

**Front External** Olivia Close is a private road and includes a lovely communal green opposite this property. There are 2 dedicated block paved parking spaces directly outside the house. A tarmacked path leads to the front door with to the left, a shrubbed area beneath the kitchen window and to the right of the front door a bricked storage area (bins, garden stuff)

**Back Garden** Timber fencing surround and back gate. Lawn and patio with some shrubs to the borders. Timber shed with power and light. Outside light and awning.

**Hall** Navy front door with ornamental glazing inserts and venetian blind. Coir matting leading to grey carpet. Thermostatically controlled radiator. Understairs storage cupboard.

**Downstairs Loo** Vinyl flooring, loo, sink with cupboard below.





**Kitchen/Dining Area** Grey tiled floor. Inset lights. White gloss high and low units with quartz effect work surfaces with inset stainless steel sink and drainer. Integrated appliances include Neff gas hob, eye-level Neff electric oven, dishwasher and washing machine. Double glazed window with grey venetian blinds. In the dining area there is a thermostatically controlled radiator and a TV point. The Glow Worm Easicom 28 combi boiler is located in the kitchen.

**Living Room** Grey carpet, thermostatically controlled radiator, wall mounted TV point. Full length side windows adjacent to French doors which lead onto the back patio. White vertical blinds.

**1st Floor** Carpeted stairs up to the landing with a thermostatically controlled radiator.



**Bedroom 1** Grey carpet, thermostatically controlled radiator, TV point. Large double glazed window with soft green vertical blinds overlooking the back garden.

**Bathroom 1** Vinyl floor. Part tiled with large format grey tiles. Shaped bath with shower door and shower attachment. Wash basin with mirrored bathroom cabinet above. Loo, heated towel ladder, inset lights.

**Bedroom 2** Grey carpet, thermostatically controlled radiator, 2 x 2 door fitted mirror fronted wardrobes. Large window with soft green vertical blinds

**2nd Floor** Carpeted stairs to 2nd landing.





**Bedroom 3** Lovely light room with Velux window and soft green Velux blind. Grey carpet, thermostatically controlled radiator, TV point. Dedicated under eaves storage with sliding doors.



**Bathroom 2** Vinyl floor. Part tiled with large format grey tiles. Shaped bath with shower door and shower attachment. Wash basin with mirrored bathroom cabinet above. Loo, heated towel ladder, inset lights.

**Bedroom 4** Grey carpet, thermostatically controlled radiator. Built in 3 door fitted wardrobes. Double window with navy vertical blinds.



### Additional Information

Freehold

Annual Council Tax 2023/24: Band D £2397.28 payable

Energy Performance Certificate (EPC) Rating: B(85)

Connectivity: BT is excellent here

TV: Sky dish

Parking: 2 dedicated block paved parking spaces

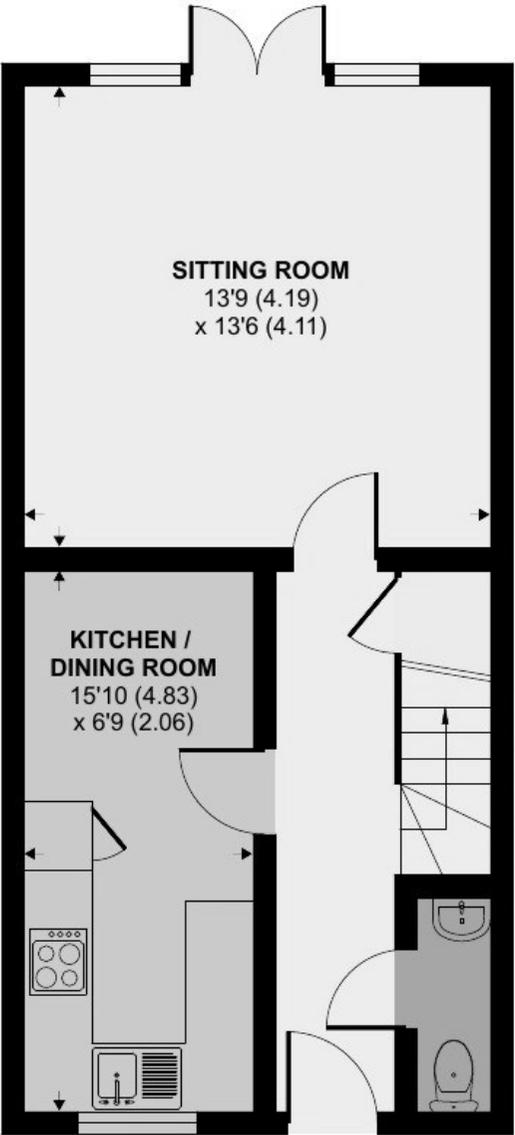
Communal Charge: £400 per year for maintenance of the private road and green

Viewings with 24 hours notice

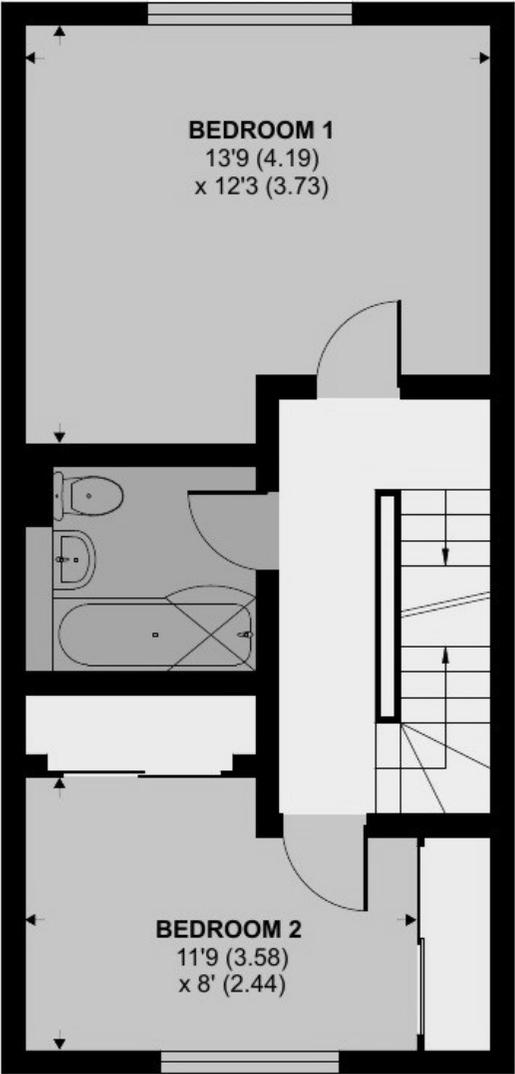
This is a probate sale with no chain - probate granted

# FLOORPLANS

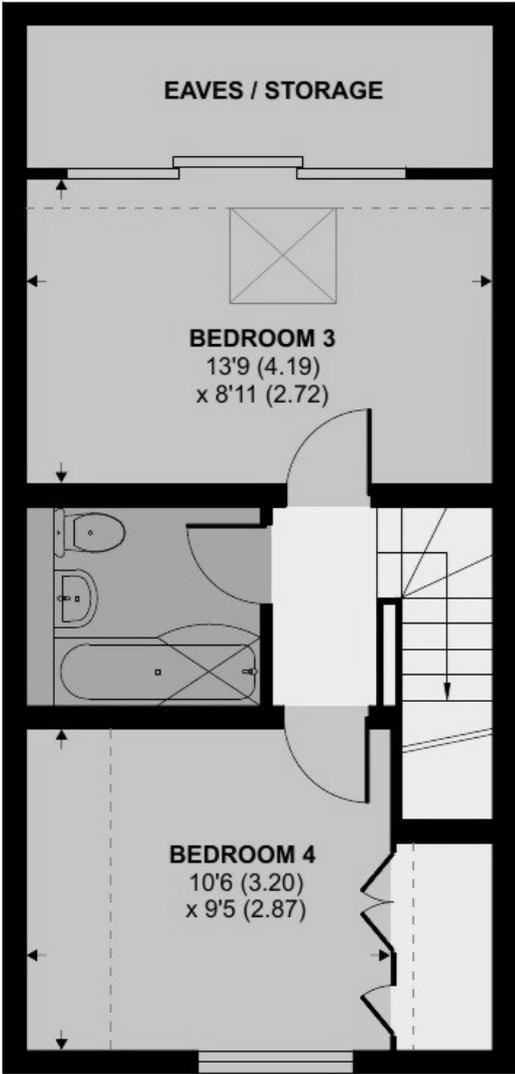
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Approximate Area – 1248 sq ft / 115.9 sq m

For identification only - Not to scale

Denotes restricted head height

## LOCAL AREA

Lovely location surrounded by heathland and countryside yet easy access to all amenities. You are close to Corfe Mullen Recreation Ground (tennis, football, cricket) and a popular dog-walking space. Or in the other direction you are close to the Castleman Trailway where you can walk all the way to Poole. Off of Springdale Road you can park and walk through Lesley's heath into Upton Park nature reserve. Pardys Hill and Happy Bottom nature reserve are also close by and perfect for walks. And of course you are on the doorstep of The Cherries, our top flight premiership football club!

Broadstone Golf Course is nearby and for watersports you are 15 minutes from Poole Harbour. The harbour itself is the second largest natural harbour in the world (after Sydney) with many marinas capable of mooring the largest of yachts. Poole itself is the home of Sunseeker International. The natural harbour ensures safety and security for the yachts and the wonderful microclimate created by the Purbeck Hills makes for regular use of the water. The Purbecks, an Enesco World Heritage site is a destination for the cycling community and walkers. And watching the kitesurfers and windsurfers in this UK hub for the sports will leave you open-mouthed. The harbour is known to be the UK's safest venue for teaching children to windsurf and kitesurf.

Sandbanks beach by the Harbour is part of 7 miles of continuous award-winning Blue Flag beaches.

For shopping there is a Co-Op in Corfe Mullen, an M&S Food and Tesco Express in nearby Broadstone and a Waitrose in Wimborne. When in Broadstone a visit to Patisserie Mark Bennett will not disappoint. For a very local drink, walk to The Dorset Soldier. Or in Broadstone, the Goods Yard. In Wimborne there are lots of pubs and restaurants - Renoufs and the Wimborne Pig are great. And as a treat, try the Anchor at Shapwick. This close to the New Forest you have an abundance of choice of country pubs and eateries.

If you have children of school age, at primary level in Corfe Mullen there is Henbury View First School and Rushcombe First School, both Ofsted rated outstanding. At secondary age, Lockyers Middle School is near as is Corfe Hills, both Ofsted rated good. Also in Corfe Mullen is the children's centre and library which has lots of activities. Despite living in one of the most stunning places in the UK, the area is a significant business hub with the headquarters of JP Morgan, Vitality, LV, Sunseeker International, the RNLI and Merlin Entertainments all in the conurbation.

From Corfe Mullen you are approximately 2.5 hours from London by car. It is just under a mile to the A31 with at least dual carriageway to the New Forest, Southampton and the UK motorway network. By rail from Poole and Bournemouth there are direct routes to London and Manchester. Bournemouth International Airport is the fastest growing in the UK and from Poole there are ferries to France and the Channel Islands.

A wonderful lifestyle location. Just ask us if you want to know where to do something.



Viewing by appointment through the Vendor's sole agent

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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         | 95        |
| (81-91) <b>B</b>                            | 85                      |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |

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