

**87 Highfield Road, Corfe Mullen,
Wimborne, BH21 3PD**

**£375,000
Freehold**



Being offered for sale with the benefit of No Forward Chain is this bright and airy two double bedroom detached bungalow situated in a convenient location. The property benefits from UPVC double glazing, UPVC soffits and fascias for reduced maintenance and gas fired heating. A particular feature is the addition of a conservatory area providing a good size kitchen/dining room. There is off road parking for a number of vehicles leading to the detached garage and the rear garden enjoys a large degree of privacy. Within a few moments' walk from the bungalow is a bus stop and the centres of Broadstone and Corfe Mullen can be easily reached offering numerous amenities, as can Wimborne and Poole.

UPVC DOUBLE GLAZED FRONT DOOR With adjoining side screen accesses the

ENTRANCE PORCH Glazed internal door leads to:

RECEPTION HALL Radiator, wall mounted heating thermostat control, coats cupboard with box cupboard above and a loft hatch with sliding ladder gives access to the roof space

LOUNGE 17' 6" x 11' 5" (5.33m x 3.48m) Coved smooth plastered ceiling, tiled fireplace, wood effect laminate flooring, radiator, large picture window to front aspect, TV aerial connection point, telephone point

KITCHEN/DINING ROOM 17' 5" x 15' 7" (5.31m x 4.75m)

KITCHEN AREA In the kitchen area there is a one and a half bowl single drainer sink unit with centre mixer tap, adjacent roll top worksurfaces with a range of drawers and base storage cupboards below with space and plumbing available for an automatic washing machine. To the opposite side of the kitchen is a range of matching units with drawers and base storage cupboards under and eye level wall mounted units over, Bosch four ring electric hob and integrated eye level electric oven with larder style cupboard to the side, space for an upright fridge/freezer, wall mounted combination boiler serving the heating and domestic hot water supply, built in linen style cupboard with radiator and light. The kitchen area then opens into:

DINING AREA Where there are two radiators, space for table and chairs. Throughout the kitchen/dining room there is tile effect laminate flooring and a UPVC double glazed door leads to the rear garden

BEDROOM 1 14' 2" x 9' 9" (4.32m x 2.97m) Coved smooth plastered ceiling with radiator, window overlooking the rear garden

BEDROOM 2 10' 4" x 9' 2" (3.15m x 2.79m) Smooth plastered ceiling, window to side aspect, radiator

SHOWER ROOM Formerly the bathroom and now having a walk in shower area with wall mounted shower controls and shower attachment with glazed shower screen, WC, wash hand basin, partly tiled walls, chrome heated towel rail, window and extractor fan



OUTSIDE - FRONT To the front there is a low established hedgerow, the front garden has then been predominantly laid to gravel for ease of maintenance with a paved pathway leading to the front door and well stocked shrub borders. A gravel driveway leads along the right hand side of the property via double gates in turn to the **SINGLE GARAGE** which is fitted with an up and over door, has power and light and a window to the side aspect.

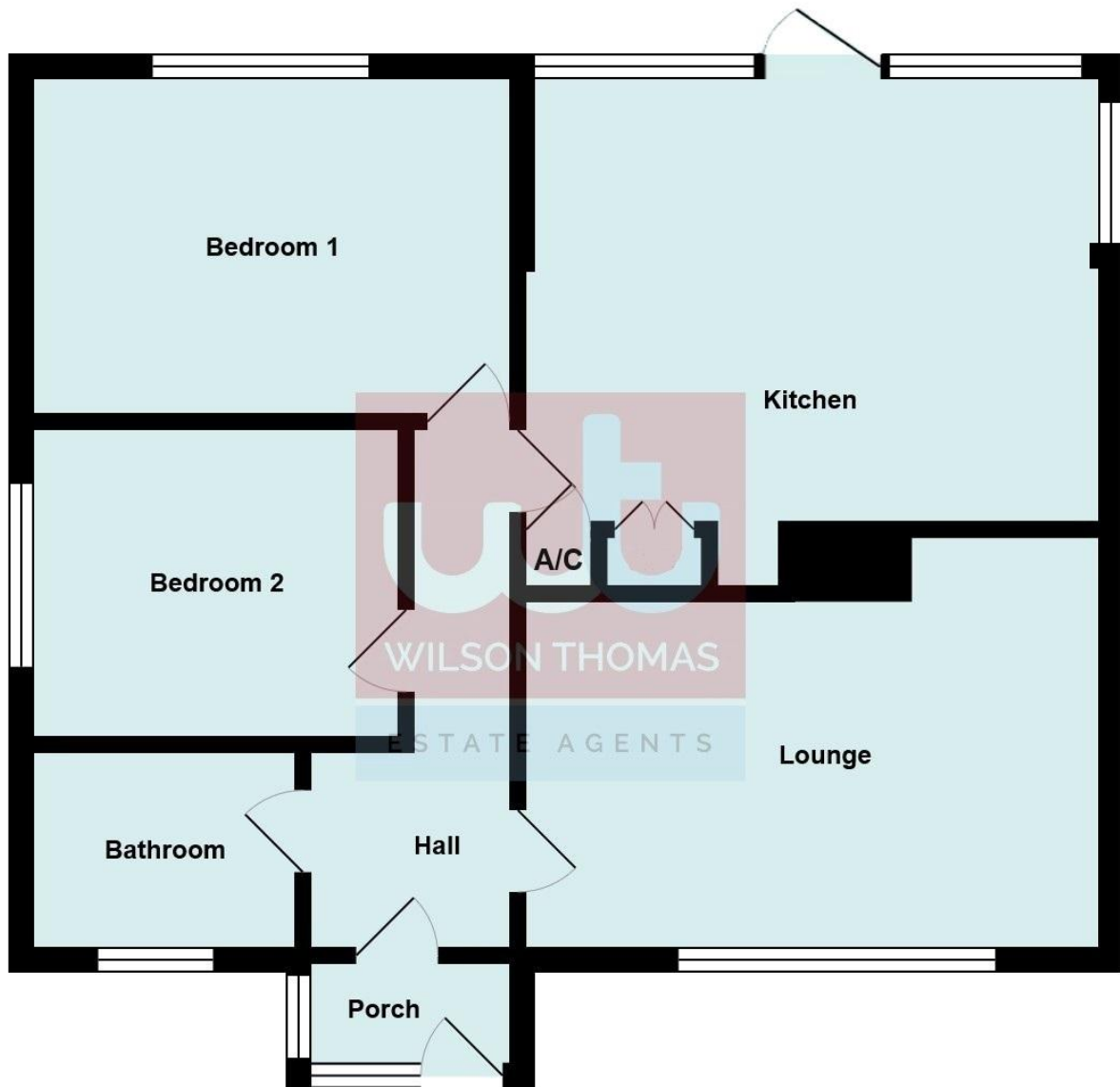
OUTSIDE - REAR Directly to the rear of the bungalow there is a block paved patio area with water tap, this then extends to an area of lawn with stocked borders. The rear garden being fully enclosed by timber panelled fencing and there is access all the way around the bungalow with a wrought iron gate returning to the front garden.

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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