

**51 Hadrian Way, Corfe Mullen,  
Wimborne, BH21 3XF**

**£389,950  
Freehold**

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**A three bedroom semi detached property, situated in an end of cul-de-sac position. The property has been well maintained and loved by the current owner and offers the opportunity for some modernisation. The good sized rear garden is secluded and south facing with mature plants and shrubs and is one of the many attractive features to this property. There is a garage and off-road parking and the property is offered with vacant possession.**



**UPVC DOUBLE GLAZED FRONT DOOR** Leading to:

**ENTRANCE HALL** 10' 3" x 5' (3.12m x 1.52m) Coved cornice to ceiling, oak effect laminate flooring, gas radiator, glazed panel door leads to the lounge and further door to:

**DOWNSTAIRS WC** White suite comprising small wall hung ceramic sink unit with tiled splashback and low level WC, gas radiator, oak effect laminate flooring, opaque double glazed window to front elevation

**LOUNGE** 16' x 15' max. (4.88m x 4.57m) UPVC double glazed window to front elevation. Coved cornice to ceiling, 2 gas radiators, staircase to first floor with an archway through to:

**DINING ROOM** 8' x 6' 9" (2.44m x 2.06m) UPVC double glazed door with glazed panels to either side overlooking the rear garden, coved cornice to ceiling, gas radiator, door leads to under stairs storage cupboard, archway through to:

**KITCHEN** 8' 10" x 5' 8" (2.69m x 1.73m) Range of base and eye level units with roll top work surface over to include some drawers, Built-in Bosch oven with four ring Bosch gas hob and extractor hood over, space and plumbing for dishwasher, stainless steel one and a half bowl sink unit with drainer and mixer tap over, UPVC double glazed window to rear elevation

**UTILITY ROOM** 7' x 5' 8" (2.13m x 1.73m) Base and eye level units with tiled splashback and space and plumbing for washing machine and tall standing fridge/freezer, gas radiator and door leading to the garage

**STAIRS FROM THE LOUNGE LEAD TO:**

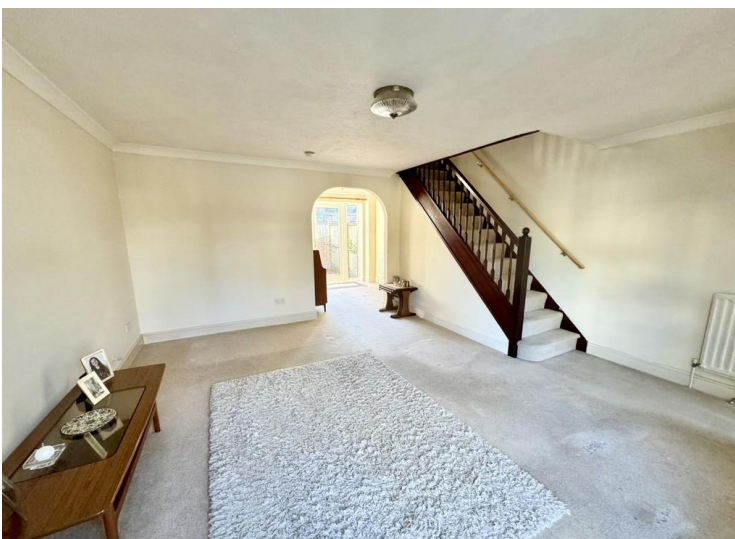
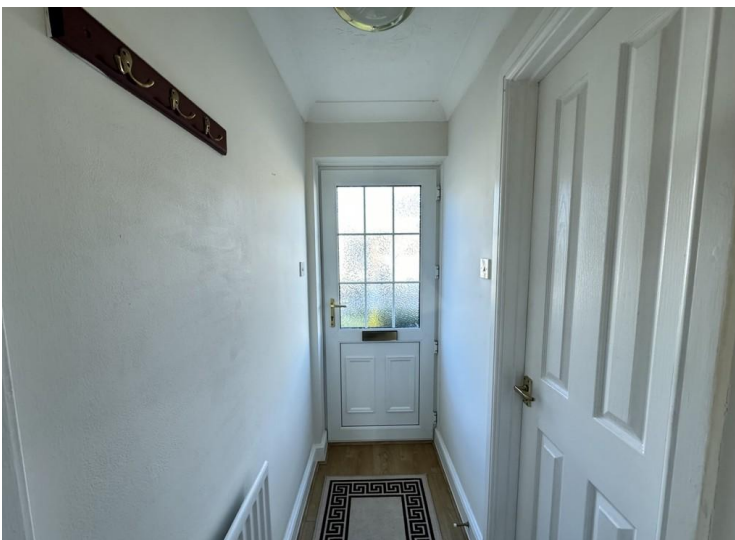
**FIRST FLOOR LANDING** Doors lead to all three bedrooms, family bathroom and further door to airing cupboard housing hot water cylinder and Worcester wall mounted gas fired central heating boiler

**BEDROOM 1** 10' 11" x 8' 06" (3.33m x 2.59m) UPVC double glazed window to front elevation, double doors to built-in wardrobe, coved cornice to ceiling, gas radiator

**BEDROOM 2** 9' 8" x 12' into bay window x 8' 6" (2.95m x 3.66m) Double doors to built-in wardrobe, coved corniced to ceiling, gas radiator and UPVC double glazed window to rear elevation

**BEDROOM 3** 7' 5" x 7' 6" (2.26m x 2.29m) UPVC double glazed window to front elevation, coved cornice to ceiling, gas radiator

**BATHROOM** Bathroom suite to comprise a panelled bath with shower over, pedestal wash hand basin and concealed flush wc. Part tiled walls, radiator and UPVC double glazed window to rear elevation





**OUTSIDE - FRONT** Well maintained hedgerow secluding the front of the property with a small pathway leading to the front door, with double width parking on the driveway leading the SINGLE GARAGE measuring 16' 8" x 8' 1" with an up and over door, light and power and UPVC door provides access the rear garden.

**OUTSIDE - REAR** A beautiful, secluded and well-maintained south facing rear garden, 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: 15311**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>84</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>70</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WWW.EPC4U.COM



SPACE FOR FLOOR PLAN

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