



14 COLLETTS CLOSE, CORFE CASTLE
£625,000 Freehold

This detached family house is well situated at the end of a residential cul-de-sac near the southern outskirts of Corfe Castle, close to open country and about three quarters of a mile from the Village Square and Castle Ruins. It is thought to have been constructed during the 1980s and has attractive external elevations of natural Purbeck stone under a conventional pitched roof covered with concrete tiles.

14 Colletts Close has recently been updated throughout and has the considerable advantage of newly fitted kitchen and bathroom suite, an easily maintained South facing garden, detached double garage, parking and views of the Purbeck Hills in the distance.

The quintessential village of Corfe Castle lies at the centre of the Isle of Purbeck and sits to the West of the seaside resort of Swanage (5 miles distant) with its fine, safe, sandy beach and the market town of Wareham a similar distance, which has main line rail links to London Waterloo (approx 2.5 hours). Much of the area surrounding the village is classified as being of Outstanding Natural Beauty incorporating the Jurassic Coast, part of the World Heritage Coastline.

All viewings must be accompanied and these are strictly by appointment through the Sole Agents, Corbens, **01929 422284**. Postcode **BH20 5HG**.



The entrance hall welcomes you to this spacious family home. The generously sized living room spans the depth of the property and has a Purbeck stone fireplace. Double glazed sliding doors open to the South facing rear garden blending inside and out to create a perfect entertaining space. The kitchen has been newly fitted with a range of off-white units with contrasting marble effect worktops and has an integrated hob with oven. Leading off there is a triple aspect conservatory with access to the garden. To the the front of the house is a dining room and the cloakroom completes the accommodation on this level.

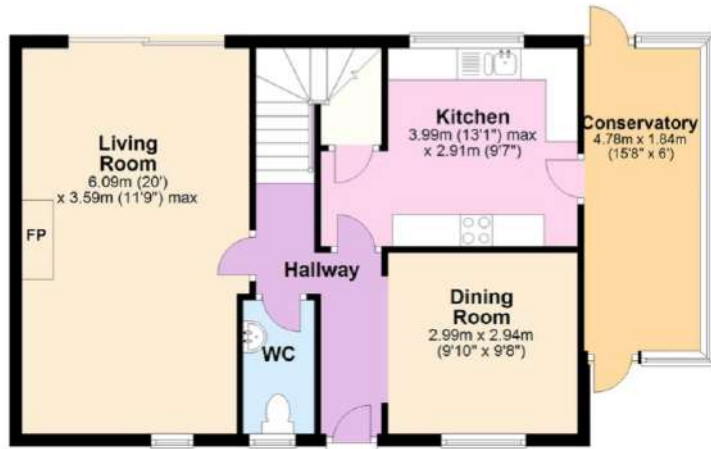
On the first floor, there are four bedrooms. The principal bedroom is at the front of the property and enjoys views of the Purbeck Hills in the distance. This bedroom has the benefit of a recently fitted en-suite shower room. Bedrooms 2 and 3 are good sized doubles and overlook the garden at the rear and Bedroom 4 is a good sized single at the front of the property. A family bathroom with newly fitted suite serves Bedrooms 2-4.

Outside, the front garden has a raised Purbeck stone wall shrub bed which is well stocked with mature plants. A Tarmac driveway provides off-road parking for two vehicles and leads to the double garage. At the rear, the private South facing garden is lawned, bound with mature shrub and tree borders and a stone paved patio provides seating and an outdoor dining area.

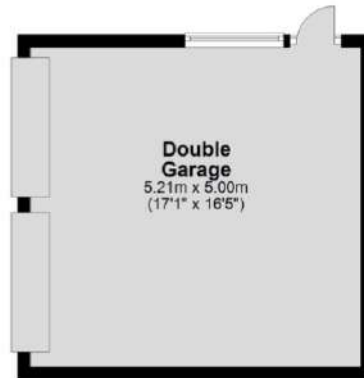
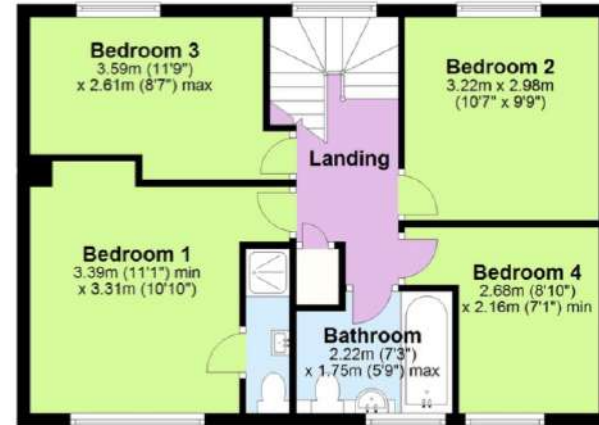


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



Scan to View Video Tour

Total Floor Area (excl Garage) Approx. 106m² (1,141sq ft)

Property Ref: COR1954
Council Tax Band F

THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. 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. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.



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