

7 Ridgeway  
Corfe Mullen  
Wimborne BH21 3HS

Price **£450,000** Freehold



A TWO DOUBLE BEDROOM DETACHED BUNGALOW  
SITUATED IN A POPULAR RESIDENTIAL LOCATION  
WITHIN SOUGHT AFTER SCHOOL CATCHMENTS,  
BENEFITTING FROM PLANNING PERMISSION TO  
EXTEND THE PROPERTY.

### Ground Floor



**Total area: approx. 65.6 sq. metres (705.9 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.

- \* ENTRANCE HALLWAY 16' 3" x 6' 6" MAXIMUM (4.97m x 1.96m)**
  - \* LOUNGE 13' 6" x 11' 3" (4.11m x 3.42m)**
- \* KITCHEN/DINING ROOM 11' 9" x 11' 3" (3.58m x 3.42m)**
- \* BEDROOM ONE 13' 6" x 11' 4" (4.11m x 3.46m)**
- \* BEDROOM TWO 11' 9" x 8' 6" (3.58m x 2.58m)**
- \* SHOWER ROOM 6' 6" x 5' 7" (1.96m x 1.71m)**
- \* OFF ROAD PARKING**
- \* GARAGE/WORKSHOP 16' 9" x 13' (5.11m x 3.95m)**
- \* SIZEABLE REAR GARDEN**
- \* GAS FIRED CENTRAL HEATING & PART DOUBLE GLAZED**
- \* PLANNING PERMISSION HAS BEEN GRANTED TO EXTEND THE PROPERTY TO CREATE A FOUR BEDROOM, THREE BATHROOM TWO/THREE STOREY DWELLING**

**DORSET COUNCIL PLANNING APPLICATION: P/HOU/2022/05019**







**ABOUT THIS PROPERTY**

Via the open storm porch a double glazed frosted door gives access into the entrance hallway which has wood effect laminate flooring, loft access via a hatch and storage cupboard with slatted shelving. The lounge has feature bay window to front aspect, wood effect laminate flooring, TV point, central open fire with tiled hearth, surround and mantel. The kitchen/dining room has window to rear aspect and side, range of cupboards with worksurfaces over, nest of three drawers, single sink with drainer and mixer tap, part tiled walls, wood effect laminate flooring, walk in larder cupboard and space for washing machine, tall fridge/freezer and oven. Off the kitchen, a double glazed frosted door leads out to the rear garden.

Bedroom one has feature bay window to front aspect, wood effect laminate flooring and built in wardrobes with cupboards above. Bedroom two has window to rear aspect with pleasant views over the rear garden and wood effect laminate flooring. The family shower room has frosted window to rear aspect, towel ladder radiator, part tiled walls, low level flush WC, pedestal wash hand basin with hot and cold tap and walk in shower cubicle with shower.

To the front of the property a driveway provides off road parking for a number of vehicles in turn leading down the side and via wrought iron gates gives access to the garage/workshop which has double opening doors, windows to rear and side, light and power.

One of the main features to this delightful property is the sizeable and secluded rear garden which has a patio running adjacent providing seating with steps leading down to the remainder being laid to lawn, all of which are bound by timber fence and mature shrub borders.





**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout and take the third exit into Higher Blandford Road. At the Springdale Road traffic lights continue straight across passing Corfe Hills School on the left. At the Windgreen roundabout continue straight across into Blandford Road and Ridgeway can be found on the left hand side opposite Lockyers Middle School.

**COUNCIL TAX:** Band D Dorset (East Dorset).

**ENERGY EFFICIENCY RATING:** D

**VIEWING:** Strictly by appointment through **HILLIER WILSON**.

**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.

**PRIVACY POLICY**

Please see our website for further details.

**REF: R1888**