



12 Violet Farm Close, Corfe Mullen, BH21 3DR



A beautifully presented 3 double bedroom detached house situated in a quiet cul-de-sac close to local schools and the recreation ground

- Modern open plan kitchen/dining room
- Bi-folding doors to the garden
- Spacious sitting room
- Three double bedrooms
- 4 piece family bathroom
- Detached garage and driveway parking
- Quiet cul-de-sac location
- Close to Lockyers and Corfe Hills schools
- Close to Corfe Mullen Recreation Ground
- Sellers found, end of chain

**ASKING PRICE:**

£475,000 (Freehold)

**EPC RATING:**

Band - C



## LOCATION

The property is situated in a quiet cul-de-sac location, in the sought after area of Corfe Mullen. The recreation ground is just around the corner, popular with dog walkers. The village of Corfe Mullen offers a good range of local amenities together with sought after schooling. It lies between the larger towns of Wimborne Minster and a Broadstone.

## THE PROPERTY

The property is a spacious and well-presented detached house, with generous windows and doors it enjoys a light and airy feel. The accommodation briefly comprises.

The spacious reception hall has stairs rising to the first floor with a fitted cupboard under, plus a further large double storage cupboard. The cloakroom has a wash hand basin and WC.

A particular feature off the property is the open plan kitchen dining room which has bifold doors leading out to the rear garden. The kitchen offers a good range of base and eye level units and a peninsular breakfast bar.

The range cooker is included and there is space for various other appliances.

Double doors lead through to the separate sitting room.

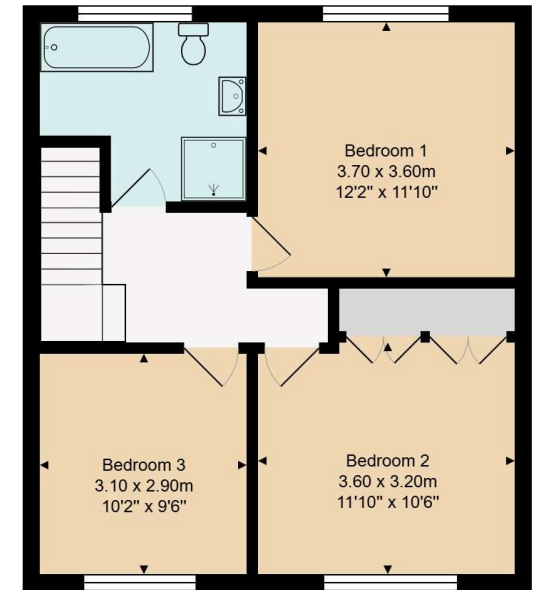
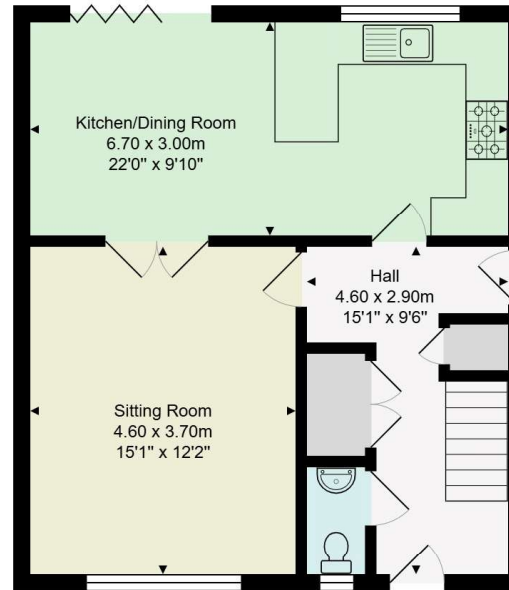
Upstairs there are three well proportioned double bedrooms. The bathroom includes a white four piece suite with a bath, separate shower, WC and wash basin.

Outside there is driveway parking for several vehicles and access to the single detached garage.

The front garden is laid to lawn with planted borders. The rear garden is also primarily laid to lawn with a patio terrace, all bound by timber panelled fencing.

## ADDITIONAL INFORMATION

Council tax – D



Total Area Approx: 103.7 m<sup>2</sup> ... 1116 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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