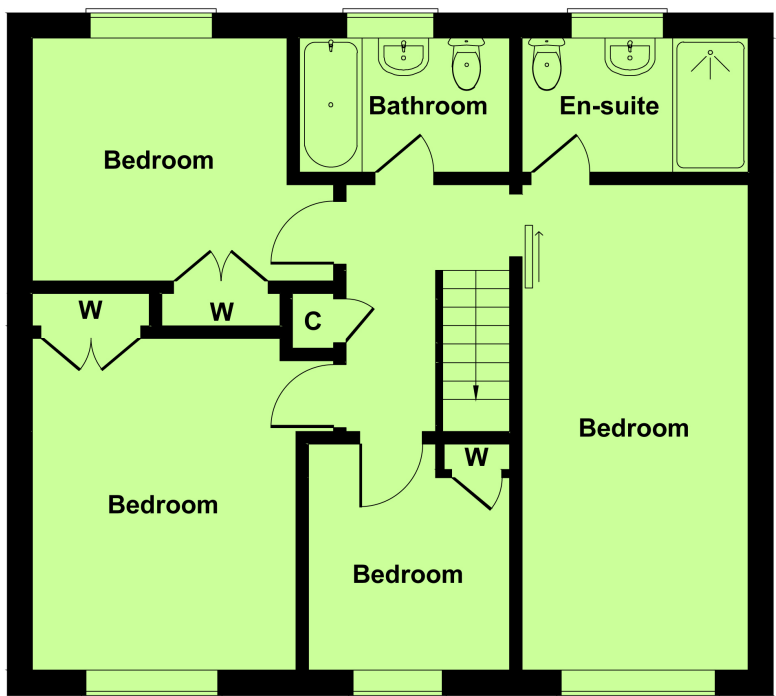


18 Candys Close,
Corfe Mullen
Wimborne BH21 3EL

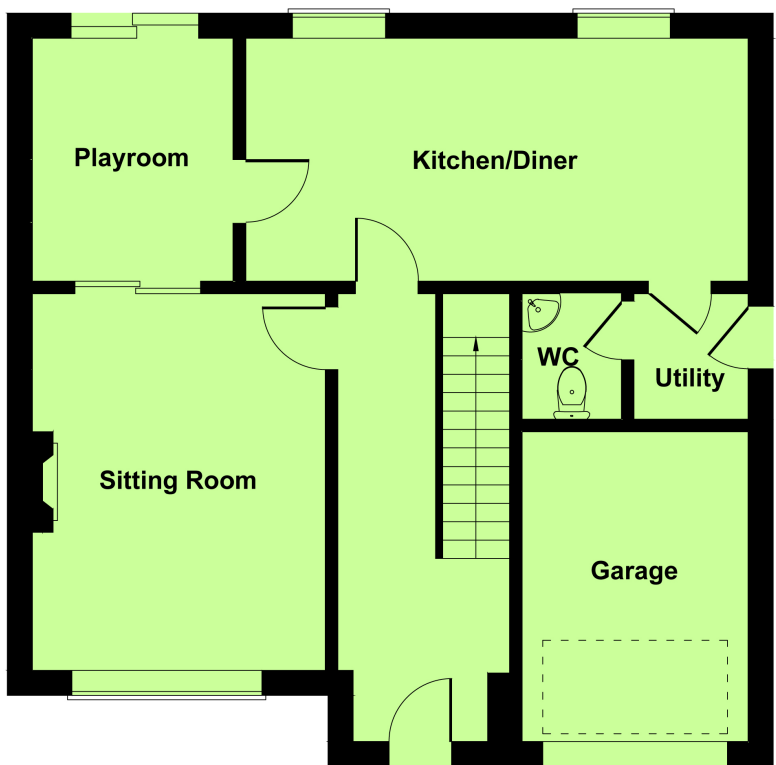
Price **£500,000** Freehold



A SUPERBLY PRESENTED FOUR
BEDROOM, TWO BATHROOM SEMI
DETACHED FAMILY HOME SITUATED
AT THE END OF A QUIET CUL-DE-SAC
ENJOYING SUPERB COUNTRYSIDE VIEWS.



FIRST FLOOR



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



- * **ENTRANCE HALLWAY 18'8" x 6'4" (5.73m x 1.95m)**

- * **SITTING ROOM 14'9" x 11'4" (4.54m x 3.47m)**

- * **KITCHEN/DINING ROOM 19'6" x 9'3" (5.97m x 2.83m)**

- * **UTILITY ROOM 5'6" x 5'4" (1.71m x 1.64m)**

- * **CLOAKROOM 5'5" x 3'2" (1.67m x 0.97m)**

- * **PLAYROOM 9'4" x 8'3" (2.86m x 2.52m)**

- * **STAIRS RISING TO FIRST FLOOR**

- * **BEDROOM ONE 19'1" x 9'3" (5.82m x 2.83m)**

- * **EN SUITE SHOWER ROOM 9'2" x 5'3" (2.81m x 1.61m)**

- * **BEDROOM TWO 12'8" x 11'9" (3.91m x 3.62m)**

- * **BEDROOM THREE 12'1" x 9'9" (3.68m x 3.02m)**

- * **BEDROOM FOUR 8'7" x 7'9" (2.65m x 2.41m)**

- * **FAMILY BATHROOM 7'8" x 6' (2.37m x 1.82m)**

- * **GARAGE 12' x 8'10" (3.65m x 2.46m)**

- * **DRIVEWAY PARKING**

- * **REAR GARDEN**

- * **UPVC DOUBLE GLAZED AND GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

The double glazed frosted front door with matching side screen gives access into the spacious entrance hallway which has understairs storage cupboard and stairs rising to the first floor. The light and airy sitting room has large window to front aspect, TV point and central fireplace with open fire with wooden surround and mantel. The kitchen/dining room has two windows to rear aspect, range of wall and floor mounted cupboards, work surfaces over, nest of three drawers and four drawers, single sink with integrated drainer and mixer tap, integrated dishwasher and space for Range cooker and American style fridge/freezer. Off the kitchen is the utility room which has double glazed frosted door to side, range of wall and floor mounted cupboards, work surfaces over, single sink with mixer tap, space and plumbing for washing machine and tumble dryer and access into the cloakroom which has towel ladder radiator, vanity unit with inset wash hand basin and mixer tap with tiled splashback and low level flush WC. To complete the accommodation on the ground floor is the playroom which is accessed off the kitchen/dining room and sitting room and benefits from double opening doors leading to the rear garden.

The first floor landing has a storage cupboard and loft access via a hatch. Bedroom one has window to front aspect with superb views over the local countryside, two sun tubes giving the bedroom extra light and access into the en suite shower room which has frosted window to rear aspect, towel ladder radiator, part tiled walls, low level flush WC, vanity unit with inset wash hand basin and mixer tap and walk in shower cubicle with sliding door and shower. Bedroom two has window to front aspect with views over the local countryside and benefits from fitted wardrobe with cupboards above. Bedroom three has window to rear aspect and benefits from fitted wardrobes with cupboards above. Bedroom four has window to front aspect with pleasant views over the local countryside and over stairs storage cupboard. The bathroom has frosted window to rear aspect, towel ladder radiator, part tiled walls, low level flush WC, vanity unit with inset wash hand basin and mixer tap and bath with mixer tap and shower over.

To the front of the property, a tarmac driveway provides off road parking for a number of vehicles in turn leading to the single garage which has electric roller up and over door, light and power. The secluded rear garden has a patio running adjacent to the property providing seating in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence borders. Hardstanding for shed. Power point. Two security lights. Access along the side via a timber gate in turn leads to the front.





DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout taking the third exit into Higher Blandford Road. At the Springdale Road traffic lights continue straight across passing Corfe Hills School on the left. Upon reaching the Windgreen roundabout turn right into Lockyers Road and at the next roundabout take the second exit into Wimborne Road. Opposite the Lambs Green Inn turn left into Candys Lane and Candys Close is the first turning on the left hand side.

COUNCIL TAX: Band C Dorset Council (East Dorset)

ENERGY EFFICIENCY RATING: Band C

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: R1918