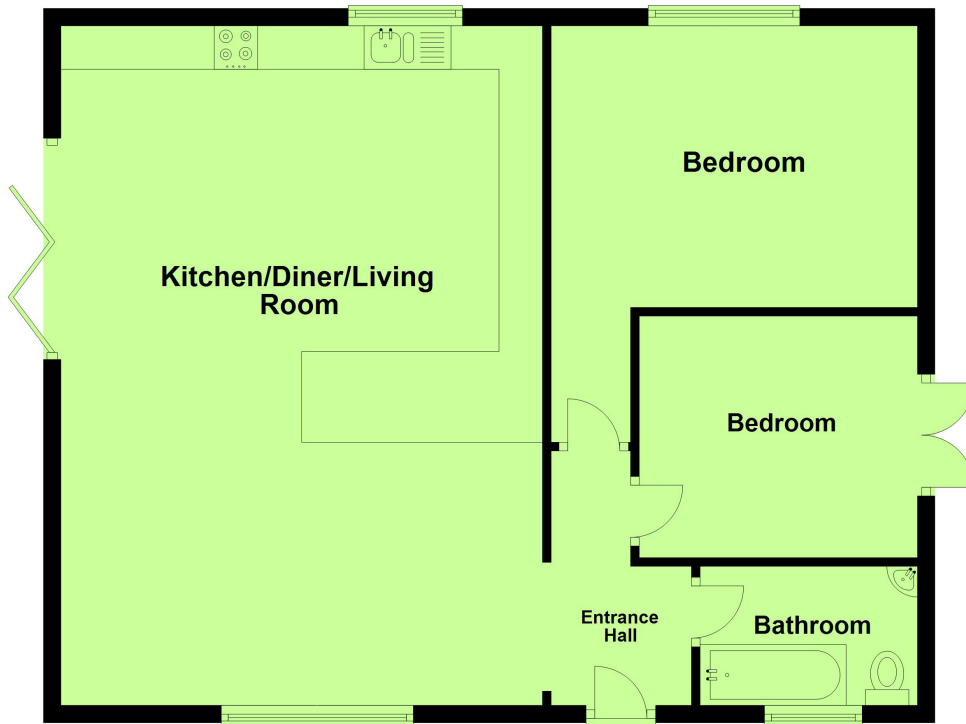


13 Highmoor Road
Corfe Mullen
Wimborne BH21 3PT

Offers in Excess of **£400,000** Freehold



A FULLY MODERNISED AND EXTENDED TWO BEDROOM DETACHED BUNGALOW FINISHED TO A HIGH SPECIFICATION THROUGHOUT AND SET IN ONE OF CORFE MULLEN'S FAVOURED ROADS ON A CORNER PLOT. VENDOR SUITED.



Total area: approx. 74.1 sq. metres (797.4 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.



- * OPEN PLAN ENTRANCE HALLWAY**

- * OPEN PLAN KITCHEN/DINING/FAMILY ROOM 25' 2" X 18' 1" (7.68m x 5.51m)**

- * BEDROOM ONE 9' 9" EXTENDING TO 15' 7" X 14' (3.01m extending to 4.78m x 4.26m)**

- * BEDROOM TWO 11' 1" X 9' 1" (3.38m x 2.77m)**

- * FAMILY BATHROOM 8' 2" X 5' 2" (2.49m x 1.58m)**

- * OFF ROAD PARKING FOR SEVERAL VEHICLES**

- * REAR AND SIDE GARDENS**

- * WORKSHOP**

- * GAS FIRED CENTRAL HEATING**

- * DOUBLE GLAZED**

- * ALL LIGHTING CAN BE OPERATED VIA ALEXA**

- * ALL BRAND NEW PLUMBING, ELECTRICAL & WASTE SYSTEMS INSTALLED INCLUDING NEW BOILER**

- * WELL PRESENTED THROUGHOUT**

Proposed Front (North-West) Elevation
Scale 1:100 @ A3

Proposed Side (South-West) Elevation
Scale 1:100 @ A3

Proposed Rear (South-East) Elevation
Scale 1:100 @ A3

Proposed Side (North-East) Elevation
Scale 1:100 @ A3

1:1250 Location Plan

Key:
Boundary
Demolition
To Be Removed

Project: 13 Highmoor Road, Corfe Mullen, Wimborne BH121 3PT
Client: M Mason
Drawing Title: Proposed Search Scheme, Option 2, Elevations
Scale: 1:100 @ A3
Drawing No.: 214.15K.02.2a

SHORE
Architecture
Research + Design + Plan + Build

Office 2, 91 Salfords Road, BH14 8BL
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Email: office@shorearchitecture.co.uk

These drawings are for planning application purposes only and may require additional details prior to a full planning application. All the drawings are to be checked for compliance with the requirements of each site and scale of drawing.

Proposed Ground Floor Plan
Scale 1:100 @ A3

Proposed First Floor Plan
Scale 1:100 @ A3

Proposed Roof Plan
Scale 1:100 @ A3

1:1250 Location Plan

Key:
Boundary
Demolition
To Be Removed

Project: 13 Highmoor Road, Corfe Mullen, Wimborne BH121 3PT
Client: M Mason
Drawing Title: Proposed Search Scheme, Option 2, Floor Plans
Scale: 1:100 @ A3
Drawing No.: 214.15K.02.1b

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ABOUT THIS PROPERTY

Front door leads to the entrance hallway which has built in storage cupboard and access to loft space. The entrance hallway is open plan to the kitchen/dining/family room which has triple aspect windows and feature lantern. There are bi fold doors to the side garden. The kitchen area has a range of wall mounted and base storage cupboards and drawers, integrated appliances to include fridge/freezer, four ring burner induction hob with extractor fan above, microwave, oven and dishwasher, one and a half bowl single drainer sink unit with mixer tap, built in wine rack, feature spotlighting and integrated 'Sonos' speakers.

Bedroom one has built in wardrobes and window to side aspect. Bedroom two has double opening doors to the rear garden. The family bathroom has a white suite comprising panel enclosed bath with mixer tap and dual action showers, shower screen, low level flush WC, corner wash hand basin with mixer tap and vanity unit beneath, wall mounted mirrored medicine cabinet, wall mounted heated towel rail and extractor fan.

To the front of the property there is generous off road parking with both power and outside tap, a lawned area and steps leading up to the front of the property. The rear garden is enclosed by timber panelled fencing and has a lawn, decked seating areas and a workshop. There is a further side garden which is mainly laid to lawn.

Agents note: Although the property has already been extended to the rear, there is also further planning permission to extend upwards. **Planning Permission Reference Number: P/HOU/2022/06333 (Dorset Council – East Dorset).**





DIRECTIONS:

Proceed away from Broadstone along Higher Blandford Road and at the traffic lights turn left into Springdale Road. Continue along Springdale Road for about a mile and then take the right hand turning into Ivor Road. Continue to the T junction and turn left followed by the immediate right hand turning into Highmoor Road.

COUNCIL TAX: Band D. Dorset Council (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: R1920