



2 Springdale Grove, Corfe Mullen, Wimborne BH21 3QT

A wonderful opportunity to acquire a spacious, four bedroom detached family home found in this tucked away, quality cul-de-sac development, offered for sale with no forward chain.

EPC: 61 Council Tax Band: F Price: £575,000 Freehold

 **4**  **2**  **2**





Key Features

- FOUR DOUBLE BEDROOMS
- EXCELLENT LIVING ROOM
- DINING ROOM
- SPACIOUS KITCHEN
- MASTER EN SUITE
- DOUBLE GARAGE
- WELL STOCKED GARDENS
- PRIME LOCATION
- NO FORWARD CHAIN
- MUST BE SEEN

The Property

From the entrance porch access is made to the reception hall where one will find a downstairs cloakroom. Across the hallway, a door leads to the excellent living room with dual aspect. From here a door leads to the separate dining room, which is also accessed from the kitchen. A sliding double glazed patio door leads out to a UPVC constructed double glazed conservatory which looks out to and leads to the well stocked rear garden.

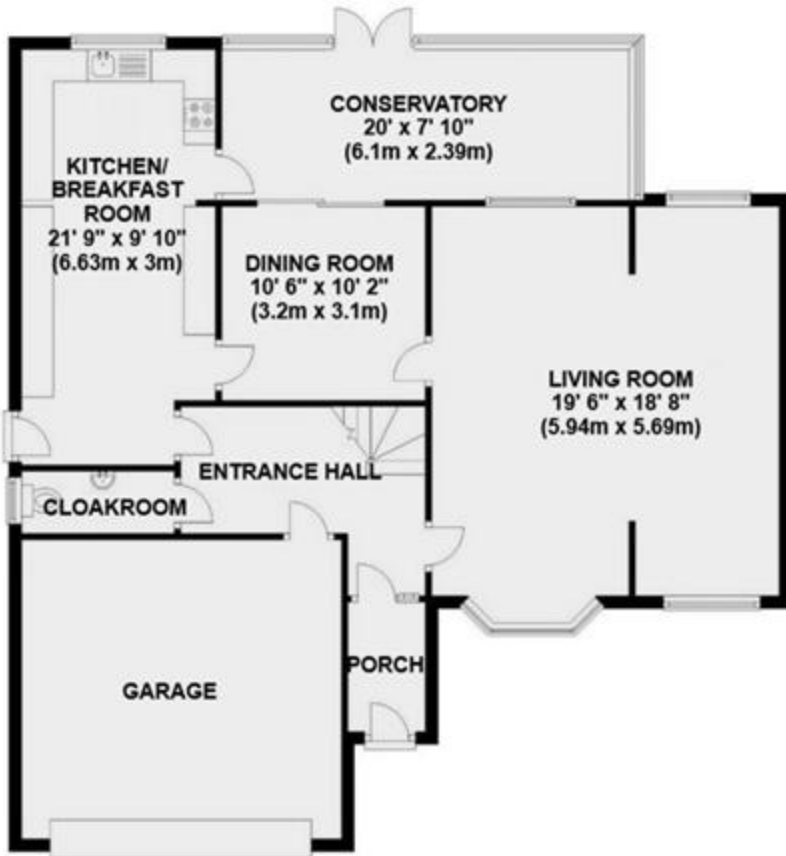
The kitchen/breakfast room is of a good size with a large selection of cupboards and integrated appliances. Once again, the kitchen overlooks the rear garden and has a door leading out to the side of

the property.

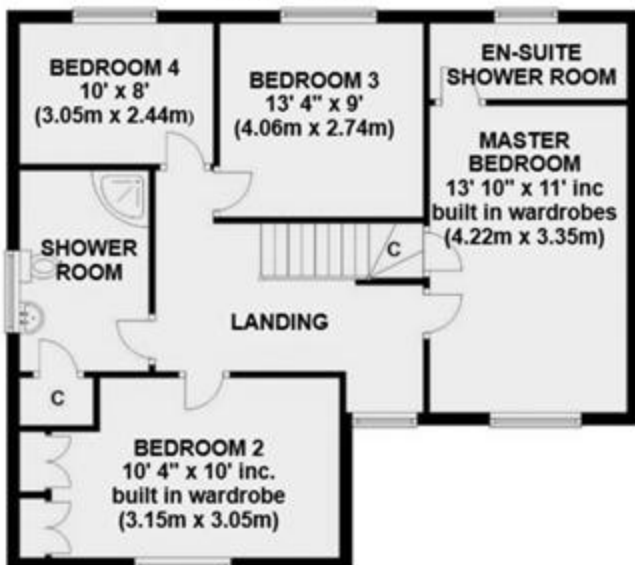
Once on the first floor landing, a door leads to the master bedroom which has an extensive range of fitted furniture, together with an en-suite shower room. There are three further double bedrooms, two of which have built in wardrobes. Well appointed bathroom with shower bath and a useful walk-in airing/linen cupboard.

The integral double garage has a Hormann electric roller door and measures approx. 16' x 15' 6". Within the garage one will find a wall mounted Glow-Worm gas boiler.

GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
<small>WWW.EPCAU.COM</small>		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

Broadstone Office

219 Lower Blandford Road, Broadstone, Dorset BH18 8DN
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

Lower Parkstone Office

5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk



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