



HEARNES

WHERE SERVICE COUNTS

**Corfe Mullen
Dorset, BH21 3PG**

Corfe Mullen, Dorset, BH21 3PG

FREEHOLD PRICE £350,000

A well presented and deceptively spacious two double bedroom detached bungalow with ample off road parking and garage. The well proportioned accommodation has a modern fitted kitchen and bathroom situated on a good size plot.

- Entrance hallway
- **Generous size sitting room** with strip wood flooring and wood burner and front aspect frame floor to ceiling window and French doors
- **Superb kitchen/dining room** with range of base and eye level units with butler sink and **granite worktops**, tiled flooring with space for large table and chairs, rear aspect window with French doors into garden
- **Two double bedrooms** with wood strip flooring
- **Modern bathroom** with white three piece suite
- Double glazing and gas heating with new boiler installed in December 2018
- Room to extend subject to the necessary planning permissions
- Ample **off road parking** leading to **garage**
- Front garden with lawn area
- **South facing rear garden** with flat lawn and summerhouse enclosed by panelled fencing

The property is situated in a well established area and in close proximity to Corfe Mullen offering a range of shops and amenities. It is within 1.5 miles of Broadstone parade and within 3 miles of Wimborne town centre where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy

Ground Floor

Approx. 72.7 sq. metres (782.2 sq. feet)



Total area: approx. 72.7 sq. metres (782.2 sq. feet)  LJT SURVEYING

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying
Ringwood

6 Cook Row, Wimborne, Dorset BH21 1LB Tel: 01202 842922 Email: wimborne@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD

