

**16 Southlands Avenue, Corfe Mullen,
Wimborne, BH21 3JB**

**Price Guide
£450,000
Freehold**



A deceptively spacious four double bedroom chalet bungalow situated in an established residential cul-de-sac within easy reach of all local amenities. The property offers generous accommodation and is very well presented throughout, particular features are the generous reception hall, a very large lounge/dining room with a conservatory overlooking the rear garden and a large master bedroom located to the first floor with walk-in closet and an en-suite shower room. Other features include gas fired heating with radiators, UPVC double glazing, a security alarm system, attractive hardwood veneered internal doors to the ground floor accommodation and photovoltaic panels. A driveway provides off road parking for numerous vehicles and the rear garden has been attractively arranged and also benefits from a summerhouse and store.

UPVC DOUBLE GLAZED FRONT DOOR Leads to:

ENTRANCE VESTIBULE With power point and window to side aspect, a doorway leads through to:

ENTRANCE HALL Measuring 19' in length with coved ceiling, radiator, Hive heating controls, glazed double doors open to:

LOUNGE/DINING ROOM 28' 6" x 16' 0" (8.69m x 4.88m)

LOUNGE with log burner with granite hearth, wall light points, space suitable for wall mounted TV with TV aerial connection, window to rear aspect, coved smooth plastered ceiling, a single step leads up to the:

DINING AREA with wood effect laminate flooring, coved smooth plastered ceiling, wall light points, serving hatch to the kitchen, UPVC double glazed patio doors lead to:

CONSERVATORY 12' 11" x 9' 6" (3.94m x 2.9m)

Constructed with UPVC double glazed casements and a polycarbonate roof, TV aerial connection point, power point available, UPVC double glazed patio doors lead to the rear garden

KITCHEN 9' 11" x 9' 8" (3.02m x 2.95m)

Range of wood effect Shaker style units comprising of one and a half bowl single drainer sink unit with centre mixer tap and waste disposal unit, adjacent granite effect worktop surfaces with a range of drawers and base storage cupboards below with space and plumbing available for a slimline dishwasher and space and plumbing for a washing machine, integrated Bosch electric oven with Neff four ring electric hob with stainless steel splashback and extractor canopy over, space suitable for an American style fridge/freezer, wood effect laminate flooring, serving hatch to the dining area, window to side aspect, coved smooth plastered ceiling

BEDROOM 2 11' 10" x 9' 10" (3.61m x 3m) Window to front aspect, radiator, coved ceiling, understairs storage cupboard, TV aerial connection

BEDROOM 3 10' 11" x 9' 2" plus fitted wardrobes (3.33m x 2.79m) Radiator, window to front aspect, TV aerial connection point, running across the full width of the room is a range of mirror fronted floor to ceiling wardrobe units, coved smooth plastered ceiling

BEDROOM 4 13' 0" x 6' 11" (3.96m x 2.11m) Currently arranged as a study and has a window to the side aspect, radiator, coved smooth plastered ceiling, built in desk unit with a comprehensive range of base storage units

BATHROOM A white suite comprising of panel enclosed bath, pedestal wash hand basin and WC, fully tiled shower cubicle with hand held shower attachment and rain shower head, smooth plastered ceiling with automatically operated inset downlighting, window to side aspect, tiled walls, ceramic tiled floor, heated towel rail

A STAIRCASE FROM THE RECEPTION HALL Which has inset downlighting, leads to:

FIRST FLOOR MASTER BEDROOM 18' 6" x 16' 7" (5.64m x 5.05m) Coved smooth plastered ceiling, four radiators, eaves storage space, window to rear aspect, two velux windows to side aspect, space suitable for a bed with matching bedside wardrobes and ceiling mounted television unit, telephone connection point



WALK IN CLOSET With hanging rails and light

EN-SUITE SHOWER ROOM Double shower cubicle with glazed shower screen, hand held shower attachment and rain shower shower head, downlighting and extractor fan, inset wash hand basin with cupboards below and adjacent WC with concealed cistern, fully tiled walls, light tunnel, cupboard concealing the Vaillant combination boiler serving the heating and domestic hot water supply

OUTSIDE - FRONT To the front of the property there is a brick wall which opens onto a tarmac driveway and further drive area providing ample parking for numerous vehicles. For ease of maintenance the front garden has either slate or gravel beds punctuated by rose bushes. There is a range of outside light points and security lighting. To either side of the property there are water taps and gates giving access to the rear garden

OUTSIDE - REAR Directly to the back of the property there is a timber deck with outside security light and inset with lighting and a timber arch with a grapevine leads onto the main area of garden which has been laid to lawn. To the rear of the conservatory is a paved patio area and a border stocked with specimen roses. To the rear of the garden there is a substantial timber built summerhouse which has power and light available and integral to the summerhouse is a store. The rear garden is fully enclosed by either timber panelled fencing or established hedgerow and there is a sunny aspect.

COUNCIL TAX BAND 'D' This information has been supplied by Dorset Council, and we would suggest you verify this information prior to purchase.

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.

Ref: 11682



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
77	79
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
71	74
England, Scotland & Wales	
EU Directive 2002/91/EC	



Towngate House, 2-8 Parkstone Road, Poole BH15 2PW | T 01202 660900 | E poole@wilsonthomas.co.uk
5 Bournemouth Road, Lower Parkstone, Poole BH14 OEF | T 01202 717771 | E lowerparkstone@wilsonthomas.co.uk
219 Lower Blandford Road, Broadstone, Poole BH18 8DN | T 01202 691122 | E broadstone@wilsonthomas.co.uk
www.wilsonthomas.co.uk