

Asking Price

£299,950

Freehold

DIANA WAY, CORFE MULLEN, WIMBORNE BH21 3XE



- ◆ **LINKED DETACHED HOUSE**
- ◆ **SCOPE TO EXTEND (STPP)**
- ◆ **ATTACHED GARAGE**
- ◆ **OFF ROAD PARKING**

A well proportioned, two bedroom, linked detached house situated towards the head of this quiet cul de sac on the edge of Corfe Mullen being offered without a forward chain, benefiting from an attached garage and boasting scope for extension (STPP).

## Property Description

The property sits towards the head of this popular residential cul de sac and boasts well proportioned and versatile accommodation that would suit a wide variety of purchasers. On the ground floor there is a generous entrance hallway along with a kitchen and an open plan lounge dining room that benefits from having a rear aspect across the south-westerly facing garden. There is a return staircase that leads to the first floor where there are two bedrooms and a family bathroom. The home also benefits from being double glazed throughout, offers gas fired heating and in our opinion boasts scope for extension both on the rear elevation as well as above the attached garage (STPP).

## Gardens and Grounds

The front garden is primarily laid to lawn and there is a driveway to the right hand side which is suited to a vehicle and in turn gives access to the attached garage, which has an up and over style door. The rear garden has a south-westerly orientation and is also primarily laid to lawn and there is a selection of mature shrubs and flower beds. There is a patio area spanning the rear elevation of the home as well as a personal door to the rear of the garage.

## Location

The largest parish in England, Corfe Mullen featured in the Domesday Book, takes its name from Saxo-Norman meaning 'a mill in a gap' and the mill, on the River Stour, but sadly no longer in use, is described in the book as the most valuable corn mill in Dorset. For many years Corfe Mullen was important for smugglers, acting as a point of distribution and forwarding centre for contraband landed in Poole Harbour and along the neighbouring coastline. Situated approximately 2.5 miles south west of Wimborne town, Corfe Mullen is an established residential area surrounded by open countryside. Corfe Mullen flows into the town of Broadstone and is bordered by an old Roman Road which provides pleasant areas in which to walk. Residents are well catered for with various shops, favoured schooling, good country pubs, library, churches and a popular leisure club. Corfe Mullen is located within easy access of the A31 and the larger resort towns of Poole and Bournemouth are located some 6 and 9 miles distant respectively.



Size: 778 sq ft (72.3 sq m)

Heating: Gas Fired Heating

Glazing: Double Glazed

Parking: Off Road & Garage

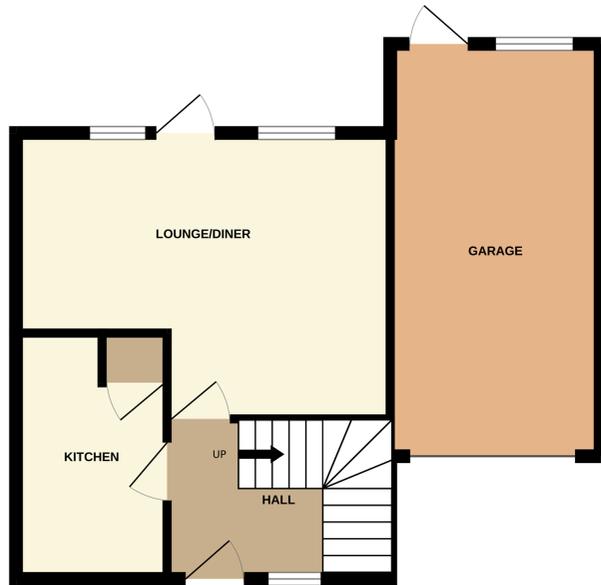
Garden: South West

Main Services: Electric, Gas, Water, Sewage, Telephone

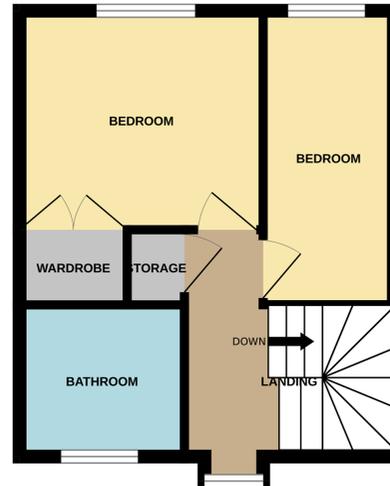
Local Authority: Dorset Council

Council Tax Band: C

GROUND FLOOR  
468 sq.ft. (43.4 sq.m.) approx.

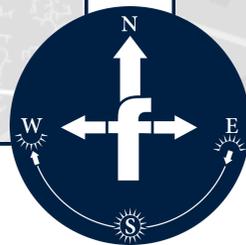
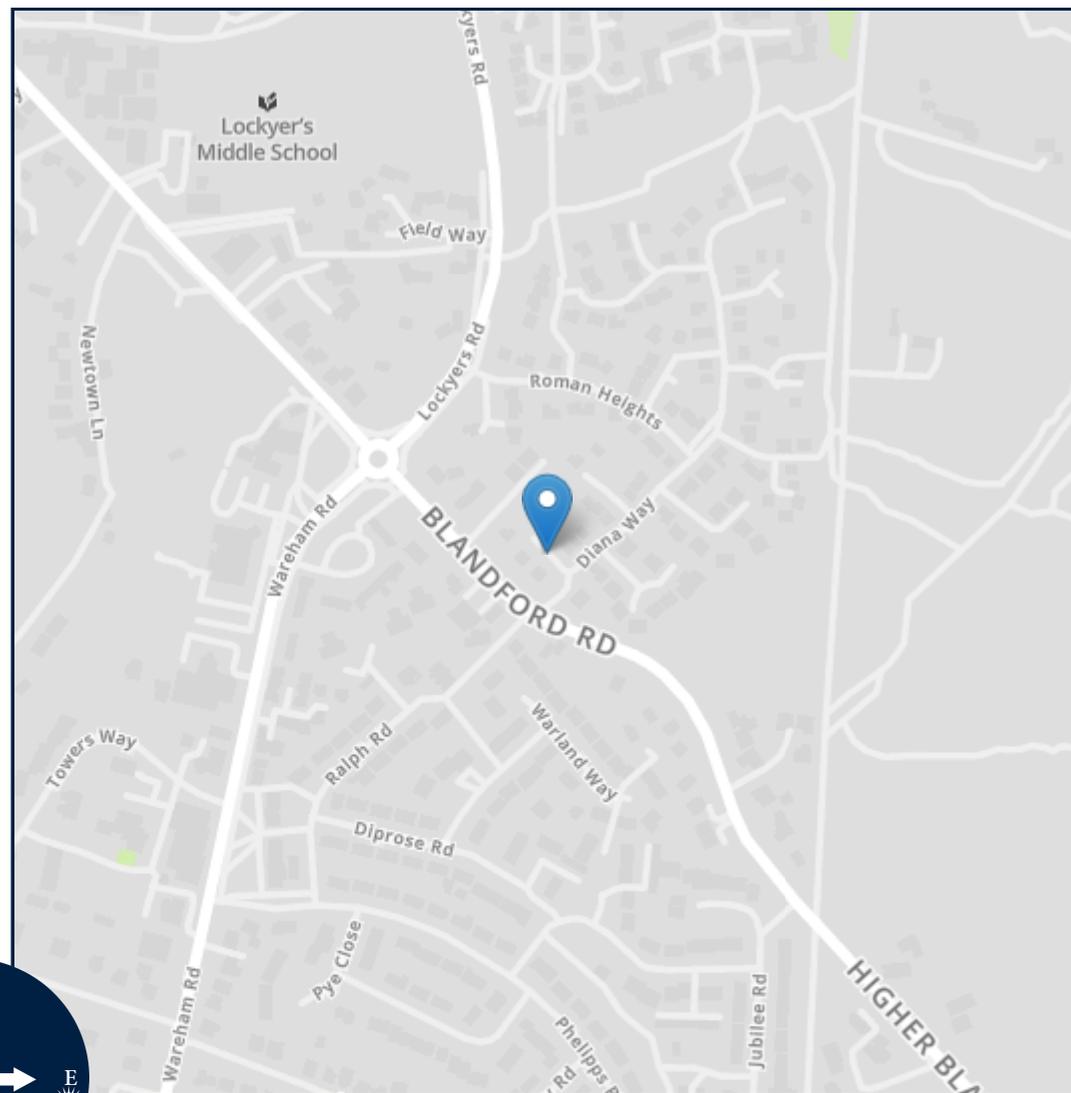
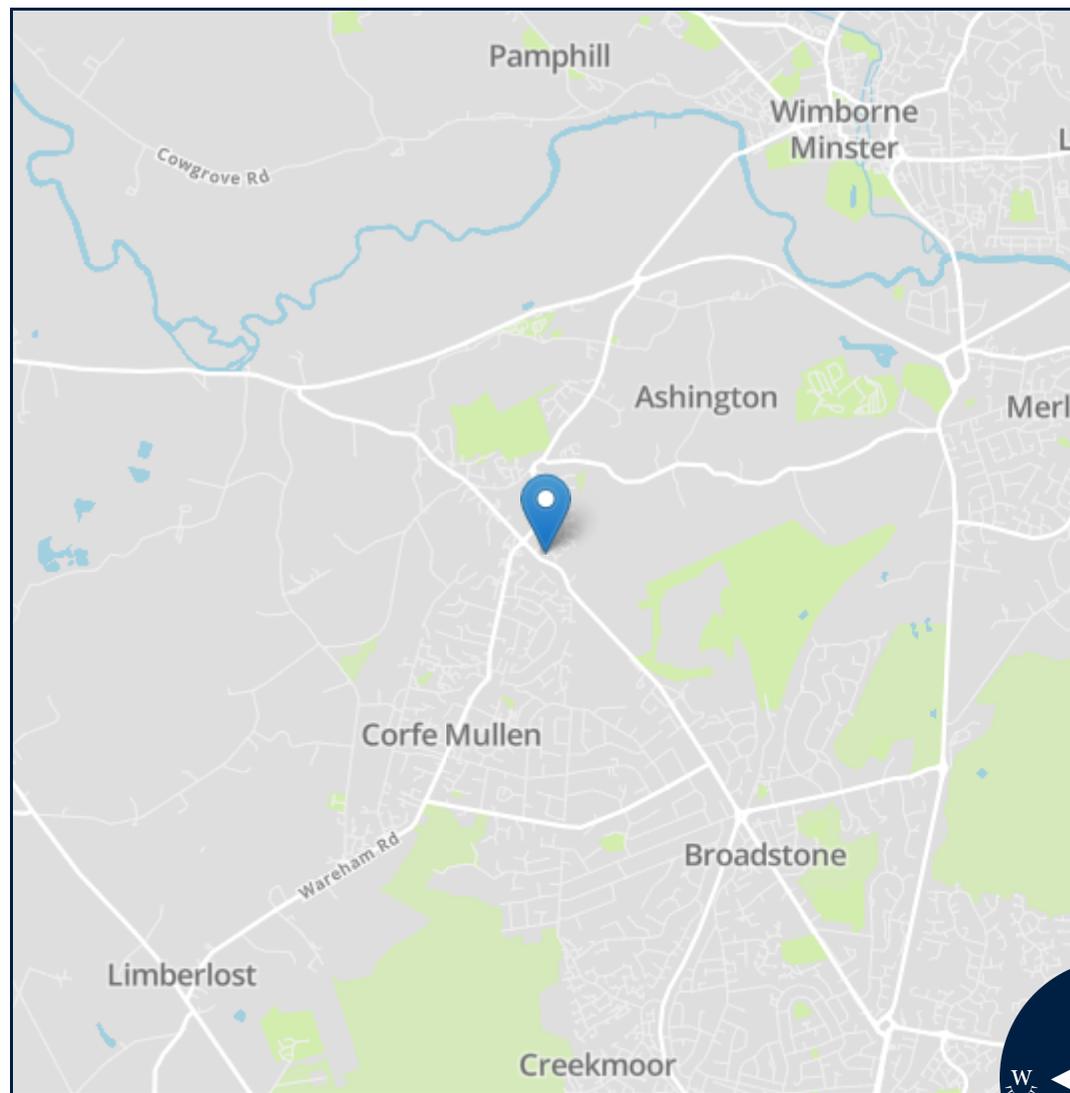


1ST FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA: 778 sq.ft. (72.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	
(81-91) <b>B</b>	85
(69-80) <b>C</b>	
(55-68) <b>D</b>	69
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



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12 East Street, Wimborne,  
Dorset, BH21 1DS  
[www.fisksestateagents.co.uk](http://www.fisksestateagents.co.uk)  
01202 880000