



LINKHOMES
ESTATE AGENTS

18 Viewside Close, Corfe Mullen, Wimborne, Dorset, BH21 3ST
Guide Price £695,000

**** INCREDIBLE FAMILY HOME ** AIRBNB OPPORTUNITY/ANNEXE **** Link Homes Estate Agents are delighted to offer for sale this well-presented four bedroom, three bathroom detached house in the heart of Corfe Mullen. Benefitting from an array of standout features including four double bedrooms offering built-in wardrobes and bedroom one offering a three-piece ensuite, a stunning shaker-style kitchen with Quartz worktops, a large island and media wall with direct access onto the private South-Easterly facing garden, a separate snug lounge with a log burner, a separate outbuilding ideal for Air B&B or an annexe, ample storage, and off-road parking for multiple vehicles. This property is a must see to fully appreciate the versatile accommodation on offer!

Viewside Close is situated in the desirable Corfe Mullen location that offers an array of useful amenities and attractions such as The Lambs Green Inn, two Co-op's, Taj of Corfe Mullen, Harlees Fish & Chips, Jim's Cheesecakes, the Corfe Mullen 'Rec', The Royal Legion, Sapphire Stage Academy and BH Live Active. Lockyers Midde School is located closeby and approximately 0.9 miles away you can find both Rushcombe First School and Henbury View First School, both with outstanding Ofsted ratings. Nearby you can also find Wimborne Town Centre and its popular bars and restaurants. Also benefitting from access to the A31 via Lake Gates roundabout with the commute to London just 2 and half hours.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





Ground Floor

Entrance Hall

Smooth set ceiling, down lights, smoke alarm, double-glazed UPVC frosted window to the front aspect, double-glazed composite door to the front aspect, radiator, Hive system, carpeted stairs to the first floor, power points, internet point, storage cupboard housing the consumer unit and laminate flooring.

Living Room

Smooth set ceiling, ceiling lights, double-glazed UPVC window to the front aspect with bespoke shutters, double-glazed UPVC sliding doors to the rear aspect with bespoke shutters, feature fireplace with logburner, radiator, power points, television points and laminate flooring.

Kitchen

Smooth set ceiling, down lights, smoke alarm, double-glazed UPVC window to the rear aspect with bespoke shutters, double-glazed UPVC sliding doors to the rear aspect and bespoke shutters, radiator, wall and base mounted units, five-point gas hob with integrated oven and overhead extractor fan, butler sink with instant hot water tap and drainer, Quartz worktops and splashback, feature under-counter lighting, integrated dishwasher, space for a washing machine, space for a tumble dryer, American-style fridge/freezer, cupboard housing the combi boiler, power points, bespoke media wall with feature exposed-brick tiles, an island with drawers and cupboards, space for surrounding bar stools and laminate flooring.

Bedroom Four

Smooth set ceiling, ceiling light, double-glazed UPVC windows to the front aspect with bespoke shutters, radiator, triple built-in wardrobes, feature panelling, television point, power points and laminate flooring.

Bathroom

Smooth set ceiling, down lights, extractor fan, double enclosed shower with glass shower doors, toilet, pedestal sink, stainless steel heated towel rail, wall-mounted storage cupboard with mirrored front, shaver point and tiled flooring.

First Floor

Landing

Smooth set ceiling, ceiling light, smoke alarm, double-glazed Velux-style windows to the side aspect, radiator, carpeted stairs with wooden balustrades, eaves storage and carpeted flooring.

Bedroom One

Smooth set ceiling, ceiling light, double-glazed UPVC windows to the rear aspect with bespoke shutters, double-glazed Velux style windows to the front and rear aspect, radiators, feature panelling, built-in wardrobes, power points, television point and carpeted flooring.

En-Suite

Smooth set ceiling, down lights, extractor fan, double-glazed feature window to the side aspect, double-enclosed waterfall shower with extra shower head and recess shelving, toilet, wall-mounted sink with storage, shaver point, stainless steel heated towel rail, wall-mounted storage, underfloor heating with thermostat and tiled flooring.



Bedroom Two

Smooth set ceiling, ceiling light, double-glazed UPVC window to the front aspect with bespoke shutters, radiator, power points, fitted wardrobes with sliding doors and carpeted flooring.

Bedroom Three

Smooth set ceiling, ceiling light, double-glazed UPVC window to the rear aspect with bespoke shutters, radiator, fitted wardrobes, power points, television point and carpeted flooring.

Bathroom

Smooth set ceiling, down lights, extractor fan, double-glazed Velux-style window to the rear aspect, panelled bath with overhead shower and glass shower screen, toilet, pedestal sink, shaver point, wall-mounted stainless steel heated towel rail, wall-mounted storage and lino flooring.

Outside

Garden

South-Easterly facing garden, partial patio, partial decking, partial astro-turf, feature sleepers, surrounding wooden fences, side gated access, outside lights, outside tap, outside power points, summer house with power and lighting.

Annexe/AirBnB Opportunity

Smooth set ceiling, downlights, smoke alarm, composite front door to the front aspect, double-glazed windows to the side aspect, wall-mounted Panasonic air conditioning unit, wall-mounted electric heaters, consumer unit, wall and base mounted units, space for an under-counter fridge/freezer, space for a washing machine, one and half bowl stainless steel sink with drainer, four-point Induction hob with overhead extractor fan and integrated oven, power points with USB charging and vinyl flooring.

En-Suite

Smooth set ceiling, down lights, double-glazed window to the side aspect, enclosed electric shower with glass shower screen, wall-mounted sink with under-storage, toilet, electric heater and lino flooring.

Driveway

Shingle driveway for multiple vehicles, outside light, outside power points, raised feature sleepers and surrounding shrubbery and low level rendered wall.

Useful Information

Agent's Notes

Tenure: Freehold
EPC: C
Council Tax Band: E - Approximately £3242.49 per annum

Stamp Duty

First Time Buyer: £24,750
Moving Home: £24,750
Additional Property: £59,500