



6 Heckford Road, Corfe Mullen, Wimborne, Dorset BH21 3LU

£474,950 Freehold

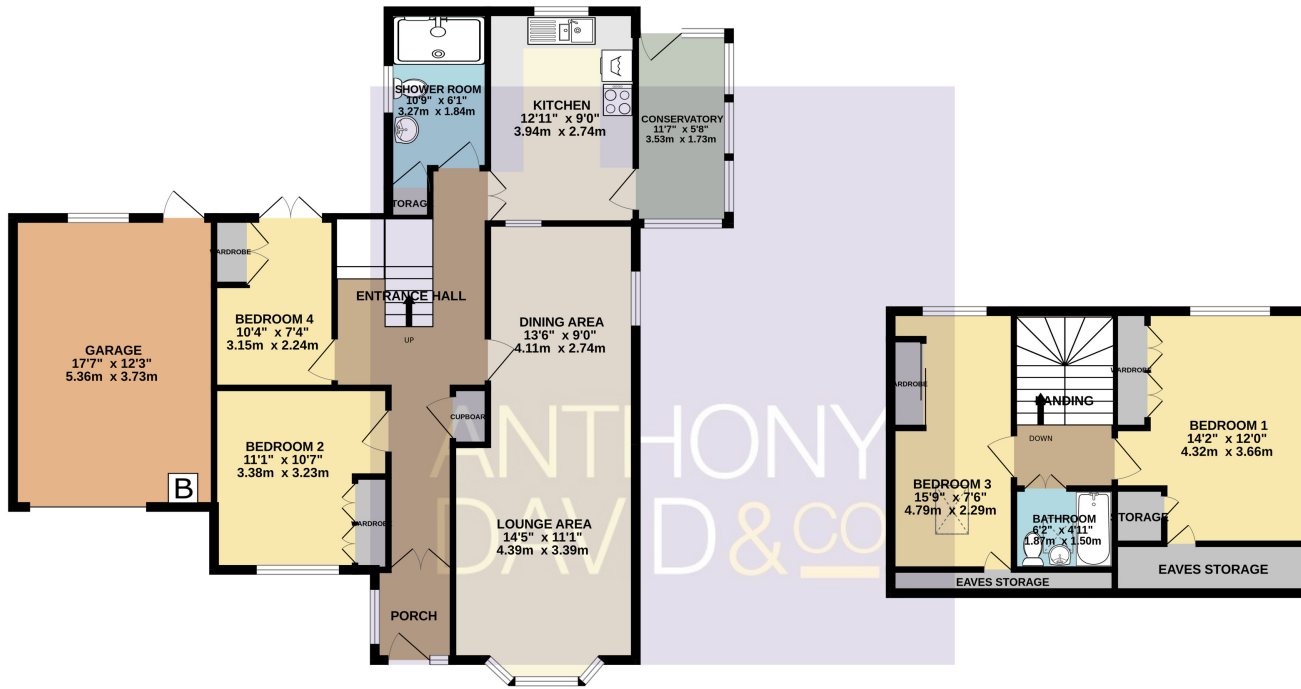
A stunning four bedroom detached chalet bungalow ideally situated in Corfe Mullen, on a quiet residential road with a level walk to many local shops, parks and amenities. This charming family home presents over 1500 sq ft of versatile living and internal viewing is advised to appreciate the accommodation on offer which comprises: 27' lounge/diner, four bedrooms, upstairs and downstairs bathrooms, separate entrance porch and fitted kitchen with conservatory leading to garden. Externally this property boasts an enclosed, beautifully maintained rear garden bordered with shrubs, hosting a resin patio and additional decked seating area. To the front, the driveway provides ample off-road parking for several cars as well as access to the integral garage. Further features of this impeccable family home include: fitted wardrobes to all four bedrooms, light and airy reception rooms, eaves storage, contemporary kitchen, gas central heating and UPVC double glazing. Nearby schools - Henbury View First, Rushcombe First, Corfe Hills, Lockyers Middle, Broadstone Middle, Poole and Parkstone Grammar.

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ANTHONY
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GROUND FLOOR
1114 sq.ft. (103.5 sq.m.) approx.

1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1554 sq.ft. (144.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Hall Leading to

Lounge Area 14' 5" x 11' 1" (4.39m x 3.38m)

Dining Area 13' 6" x 9' 0" (4.11m x 2.74m)

Kitchen 12' 11" x 9' 0" (3.94m x 2.74m)

Conservatory 11' 7" x 5' 8" (3.53m x 1.73m)

Bedroom One 14' 2" x 12' 0" (4.32m x 3.66m)

Bedroom Two 11' 1" x 10' 7" (3.38m x 3.23m)

Bedroom Three 15' 9" x 7' 6" (4.80m x 2.29m)

Bedroom Four 10' 4" x 7' 4" (3.15m x 2.24m)

Bathroom 6' 2" x 4' 11" (1.88m x 1.50m)

Shower Room 10' 9" x 6' 1" (3.28m x 1.85m)

Garage 17' 7" x 12' 3" (5.36m x 3.73m)

Garden Enclosed

Parking Driveway and Garage

Council Tax Band D



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			
England, Scotland & Wales		EU Directive 2002/91/EC	
		66	79

Property Misdescriptions Act 1991

Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.