

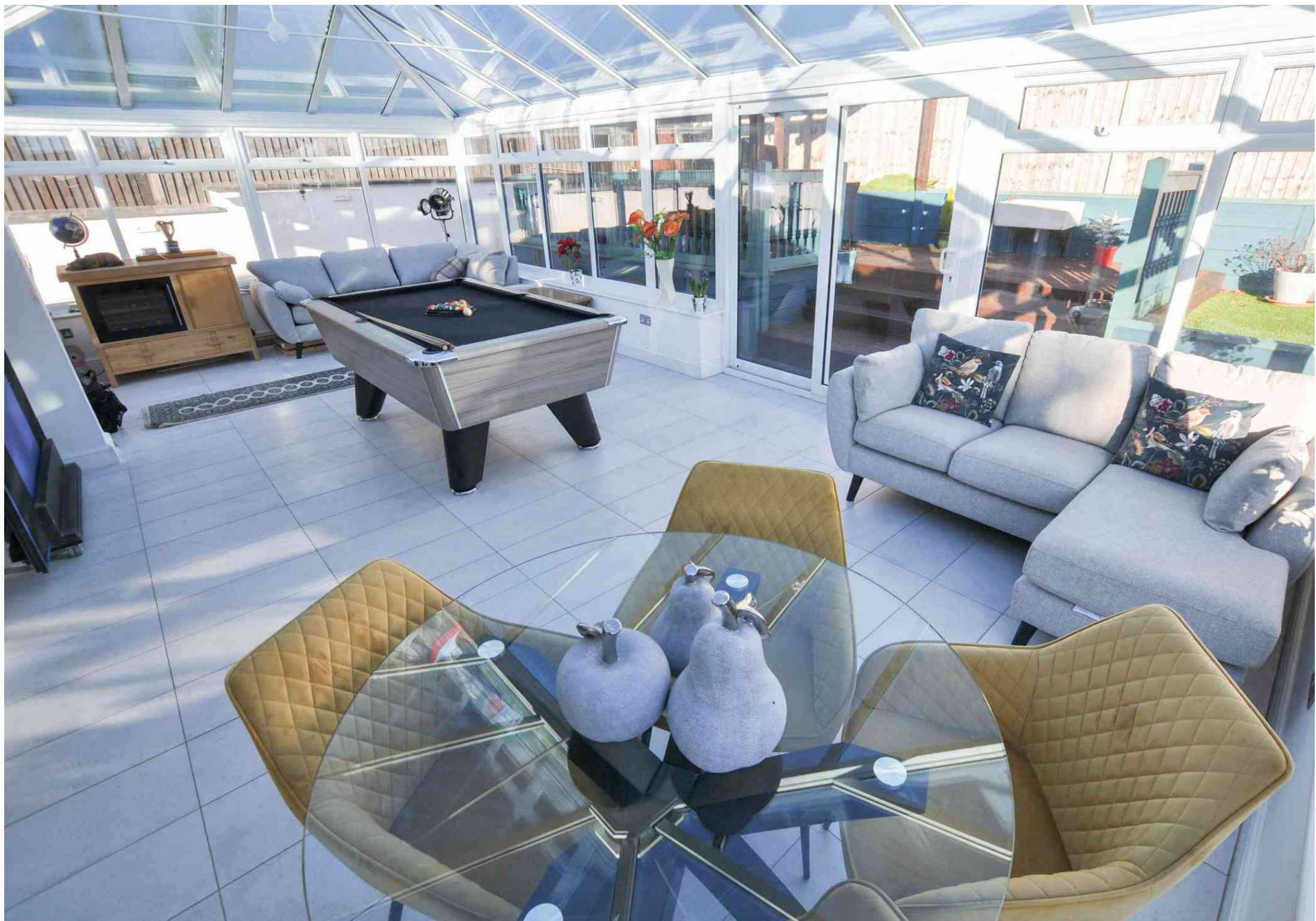


Asking Price

£599,950

ALBERT ROAD, CORFE MULLEN, WIMBORNE BH21 3QE

Freehold



- ◆ NO CHAIN
- ◆ DETACHED BUNGALOW
- ◆ FOUR DOUBLE BEDROOMS
- ◆ THREE BATHROOMS (TWO ENSUITE)
- ◆ GENEROUS PURPOSE BUILT CONSERVATORY
- ◆ PRIVATE DRIVEWAY POSITION
- ◆ QUIET RESIDENTIAL LOCATION
- ◆ GAS FIRED HEATING & DOUBLE GLAZED THROUGHOUT
- ◆ SOLE AGENTS

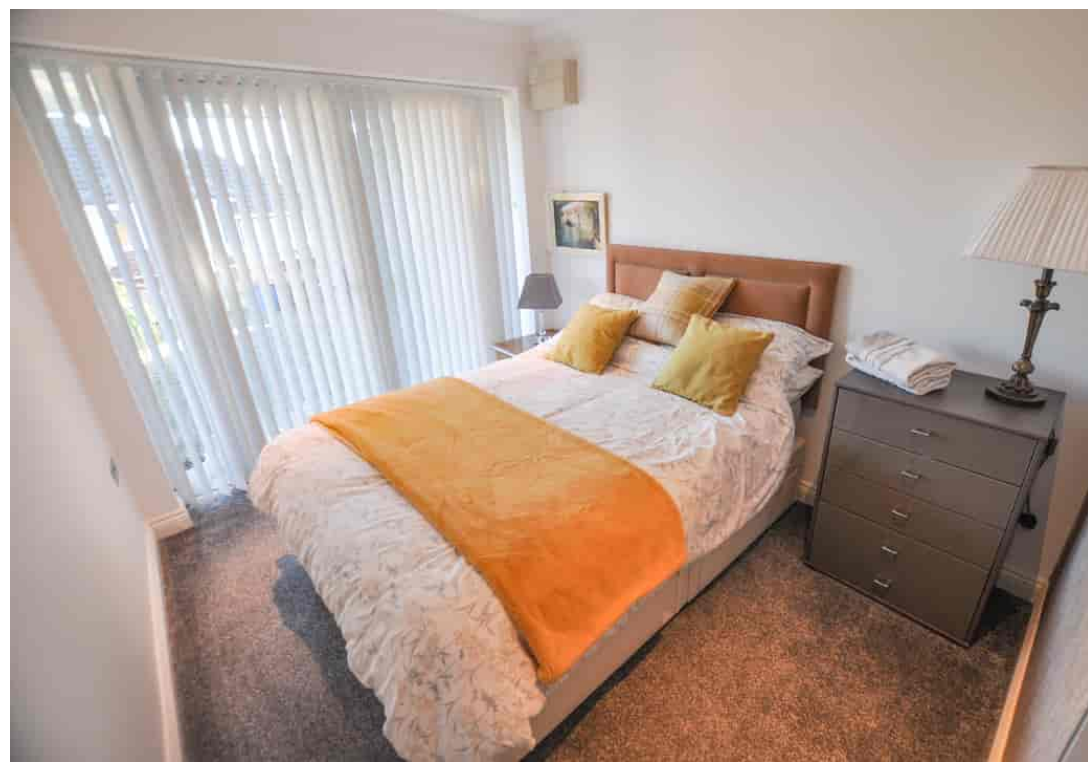
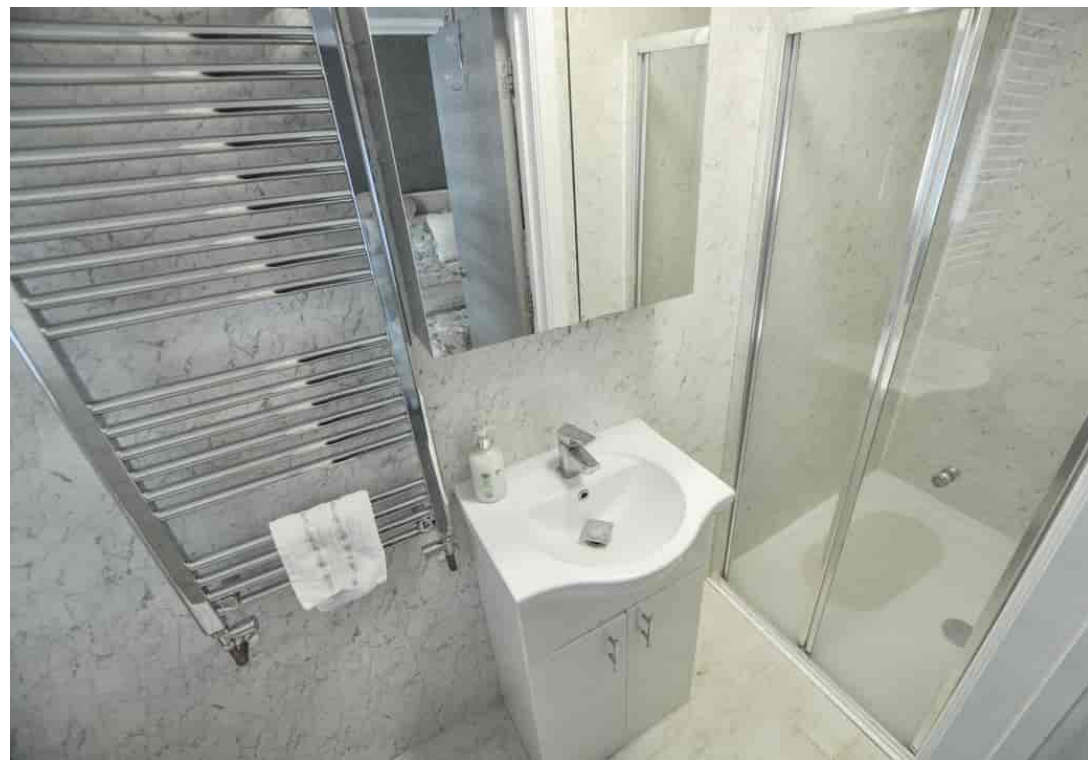


A generously, well-proportioned, four bedroom bungalow situated within a private drive within the heart of Corfe Mullen, boasting a large, purpose built conservatory, three bathrooms (two en-suites), off road parking and a low maintenance garden.

Property Description

The property sits within a private drive which is shared with three other bungalows and this particular home boasts an elevated plot giving it a natural degree of privacy from adjoining residents. The accommodation comprises a double aspect living room with a generous conservatory adjoining, which makes for an ideal entertaining space. There are four well-proportioned double bedrooms, two of which benefit from en-suite facilities and there is a modern fitted kitchen with a versatile assortment of cupboards and storage, as well as a fully fitted family bathroom. The home also boasts gas fired heating as well as double glazing and there is underfloor heating fitted throughout the conservatory.





Gardens and Grounds

The home sits in a prominent position within its plot and there is a parking area to the front of the home which is suited to two or three vehicles. A shallow flight of steps lead up to the accommodation level and to the left hand side there is a paved patio area which can be accessed directly from the kitchen with an Easterly aspect. To the right of the path an artificial lawn wraps around the Northerly elevation of the home providing a formal lawn, which is enclosed by raised borders with flower beds. The lawn in turn gives access to an elevated pagoda with a seating area, which is ideal for alfresco dining, and a pathway leads to the rear of the home where there is a further area of artificial lawn as well as a wood-built summer house.

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: 1498 sq ft (139.2 sq m)

Heating: Gas fired (Combi)

Glazing: Double glazed

Parking: Driveway for 2 vehicles

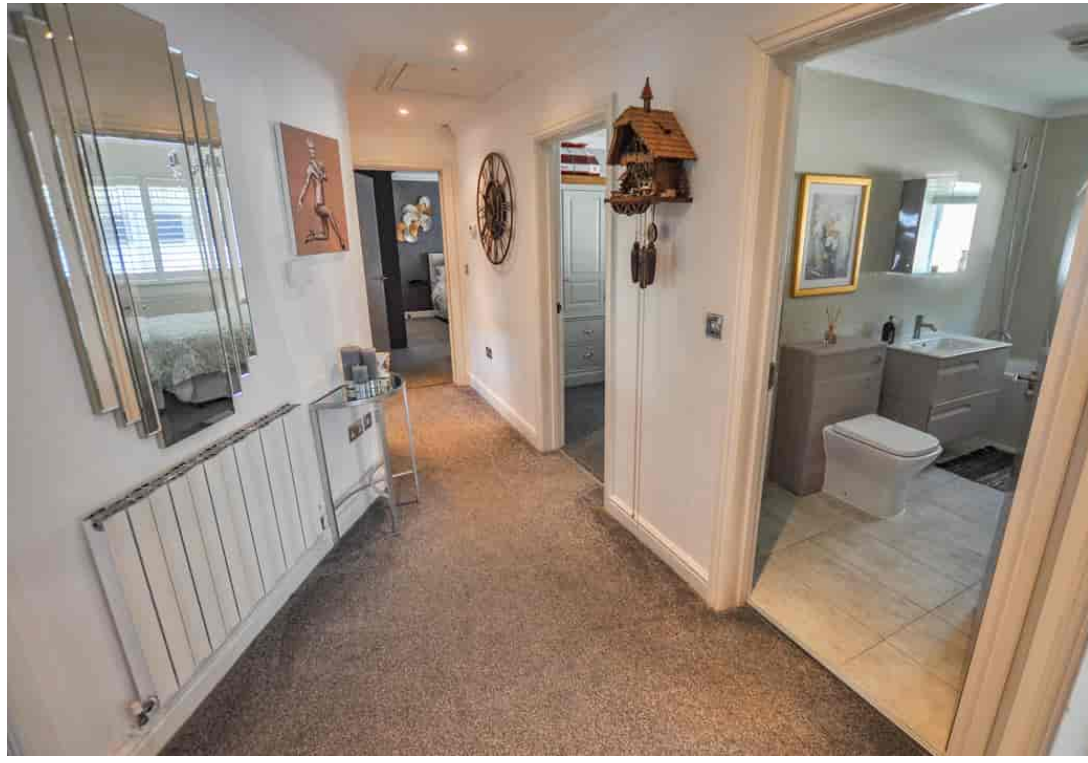
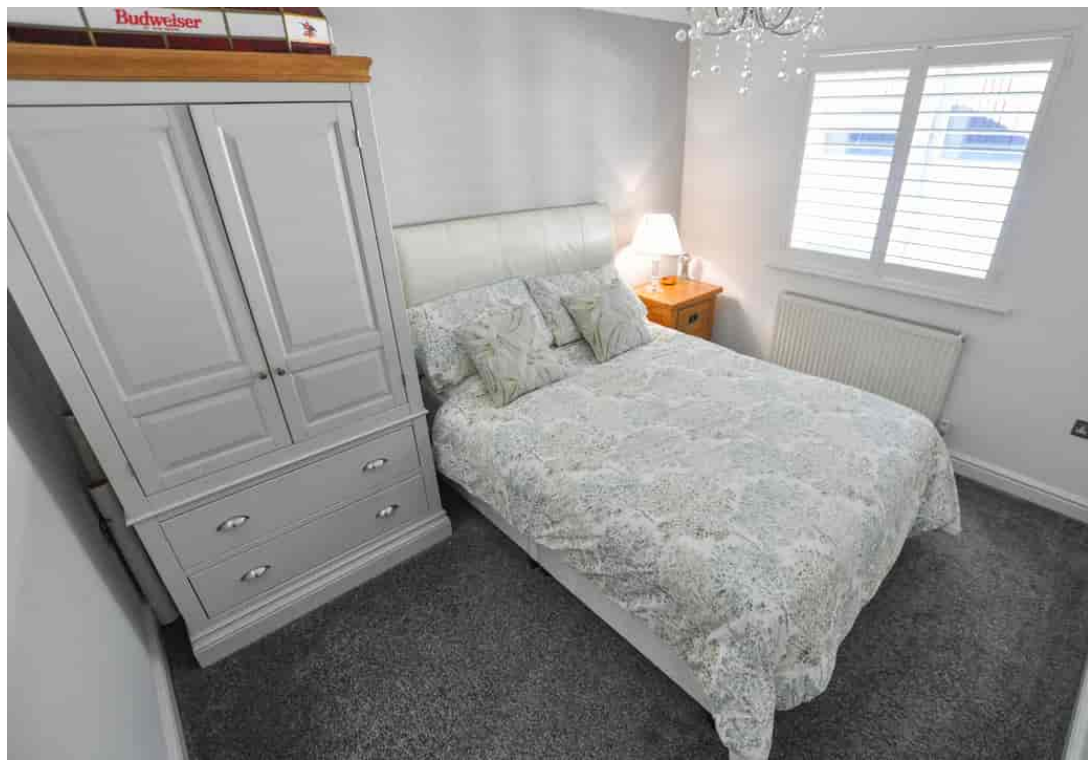
Garden: North East

Main Services: Electric, water, gas, telephone, drains

Local Authority: Dorset Council

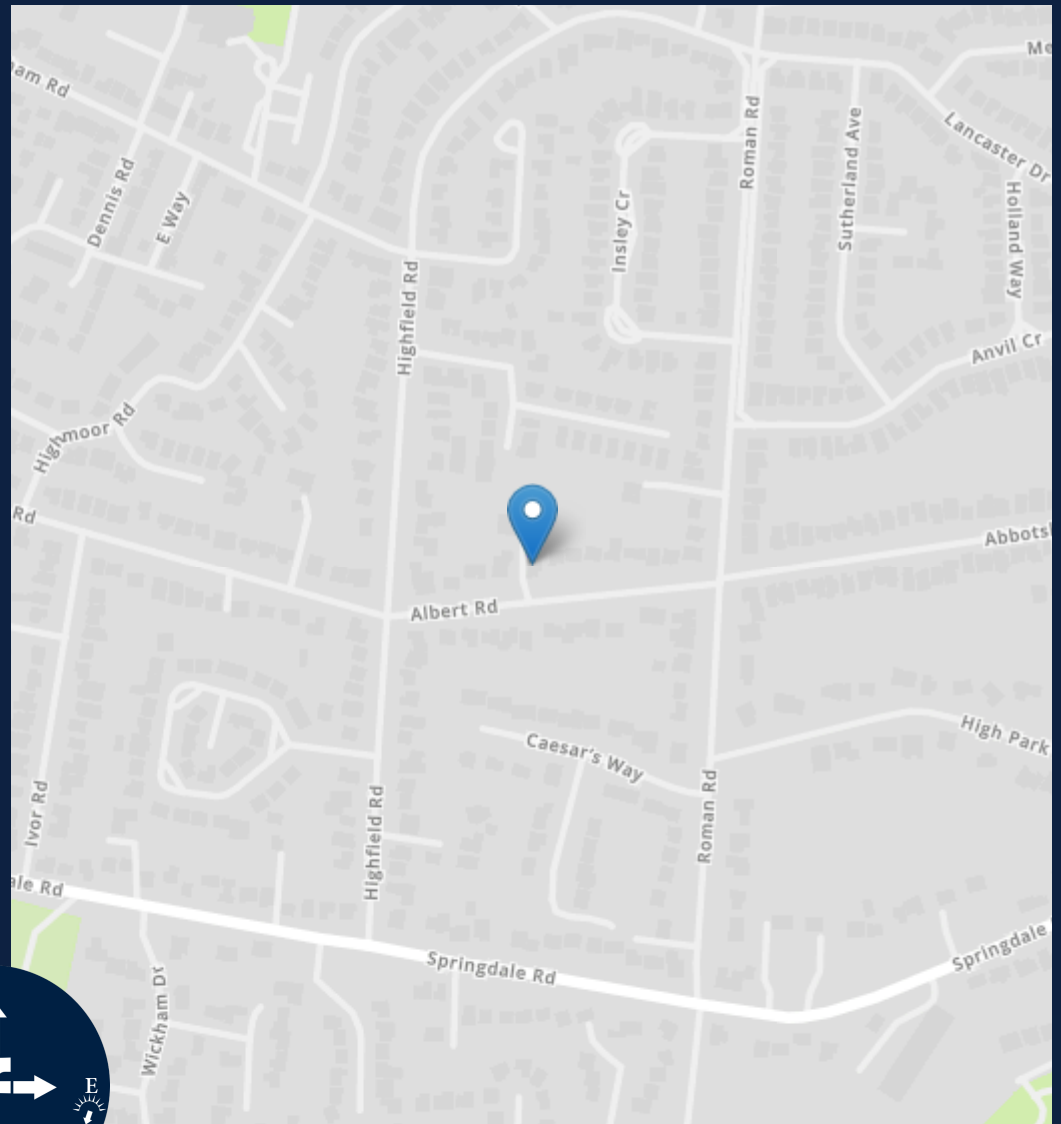
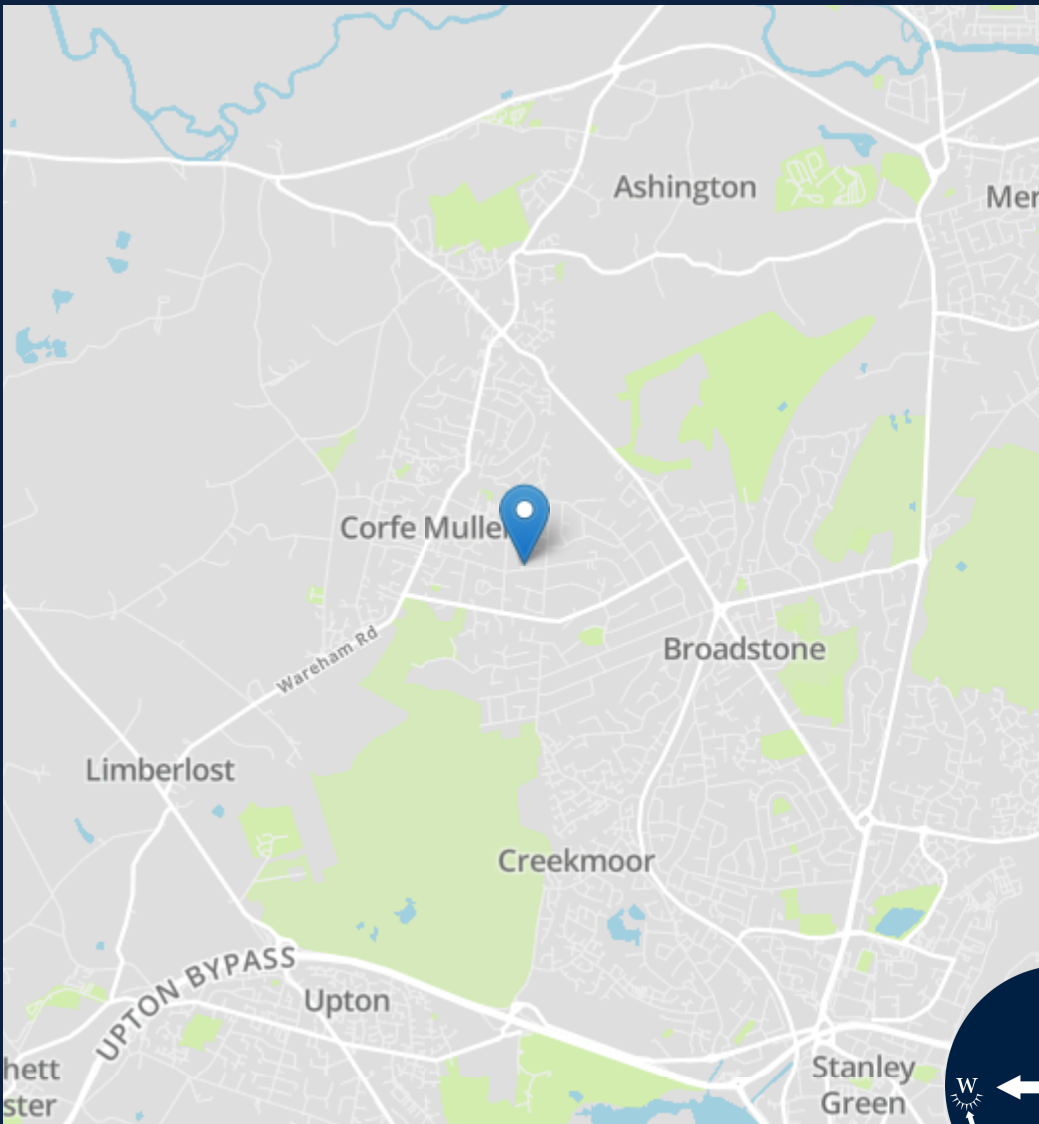
Council Tax Band: E





GROUND FLOOR
1498 sq.ft. (139.2 sq.m.) approx.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
74	

England, Scotland & Wales

EU Directive 2002/91/EC



Important notice: Fisks Estate Agents, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fisks Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

fisks

ESTATE AGENTS CHARTERED SURVEYORS

12 East Street, Wimborne,

Dorset, BH21 1DS

www.fisksestateagents.co.uk

01202 880000