



Total Area: 106.5 m² ... 1147 ft²
 All measurements are approximate and for display purposes only



Link Homes

Arena Business Park
 Holyrood Close
 Poole
 Dorset
 BH17 7FJ
 sales@linkhomes.co.uk
 www.linkhomes.co.uk
 01202 612626



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 ESTATE AGENTS



Glendale Newtown Lane, Corfe Mullen, Wimborne, Dorset, BH21 3EY
Offers Over £550,000

**** SIMPLY STUNNING **** Link Homes Estate Agents are delighted to offer for sale this stunning detached three-bedroom bungalow in the rural location of Corfe Mullen. Situated in a quiet lane of just eight properties and backing onto Joiner's Copse offering 1.8 hectares of woodland, you will find Glendale. This fully renovated and extended home offers an array of standout features including three double bedrooms with brand new carpets, an open plan country-style kitchen/living room with bi-fold doors onto the elevated decking area, a Westerly-facing garden boasting over 100ft, a fully-tiled modern four-piece family bathroom, a separate utility room with access to the side of the property, a separate WC, feature radiators throughout and a tarmacked driveway for multiple vehicles. This is a must view to appreciate the wealth of living accommodation and secluded location that this property has to offer!

Newton Lane 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 Middle School is a short walk away and approximately 1.1 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 Hallway

Composite front door to the front aspect, smooth set ceiling, two ceiling lights, smoke alarm, loft hatch (combination boiler enclosed), storage cupboard, herringbone LVT flooring, power points and a radiator.

Open Plan Kitchen/Lounge Diner

Smooth set ceiling, smoke alarm, downlights, Sky light, wall and base fitted soft-closing units, an island with Quartz worktops, integrated 'CDA' wine fridge and storage, integrated longline fridge/freezer, integrated low-level fridge/freezer, integrated 'Neff' oven with integrated 'Neff' microwave, five point 'Neff' gas hob with 'Neff' extractor fan above, butler sink, Quartz worktops, integrated 'Caple' dishwasher, Quartz splash back, two radiators, UPVC double glazed window to the rear aspect, UPVC double glazed bi-fold doors to the rear aspect, power points, television point and herringbone LVT flooring.

Utility Room

Smooth set ceiling, downlights, power points, consumer unit, UPVC double glazed frosted single door to the side aspect and herringbone LVT flooring.

W/C

Smooth set ceiling, downlights, a toilet, pedestal sink and herringbone LVT flooring.

Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, power points carpeted flooring and a television point.

Bedroom Two

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, power points, television point and carpeted flooring.



Bedroom Three

Smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, radiator, power points and carpeted flooring.

Bathroom

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the side aspect, panelled bath, a toilet, pedestal sink, stainless steel heated towel rail, enclosed shower with water fall shower head, tiled walls and tiled flooring.

Outside

Garden

West facing, approximately 113 ft, elevated decking area with steps leading down to laid lawn area, side access, steps leading into the utility room, a tree, surrounding hedges and fences.

Front of the Property

Tarmacked driveway with space for multiple vehicles and laid to lawn with two outside lights.



Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: C
Council Tax Band: D - Approximately £2,397.28 per annum.
The property benefits from granted planning permission, find the application on Dorset Council's website - Planning Application No: 3/21/1790/HOU

Stamp Duty

Useful Information

First Time Buyer: £6,250
Moving Home: £15,000
Additional Property: £31,500

