

BROADMOOR ROAD, CORFE MULLEN BH21 3RA

*Asking Price*  
**£475,000**

Freehold







- ◆ SEMI DETACHED HOUSE
- ◆ THREE DOUBLE BEDROOMS
- ◆ NO FORWARD CHAIN
- ◆ SCOPE TO EXTEND (STPP)
- ◆ SEMI-RURAL LOCATION
- ◆ GENEROUS PLOT
- ◆ SOLE AGENTS
- ◆ 120 FT REAR GARDEN

A characterful 1930's semi-detached family home set down a country road on the outskirts of this favoured village. With a 120 foot rear garden backing onto wooded copse land, boasting a generous plot with scope to extend (STPP) as well as being offered without a forward chain.

## Property Description

The accommodation comprises an open plan lounge/dining room, kitchen and cloakroom to the ground floor and there are three double bedrooms and a family bathroom to the first floor. The stairwell is vaulted and of double aspect, giving a light and airy feel between accommodation levels and, in our opinion, there is scope to be able to extend the staircase further to develop into the loft as well as across the rear elevation of the property (STPP). Furthermore, the home offers gas fired heating as well being double glazed throughout.









## Gardens and Grounds

The driveway is offset to the left hand side of the property and provides off road parking for two vehicles, as well as providing access to the attached single garage. The front garden is primarily laid to lawn and there is a variety of mature shrub beds and hedged borders. To the left hand side of the property there is a pathway denoting access to the rear garden. The rear garden is predominantly laid to a kept lawn and there is a patio spanning the rear elevation of the property. The rear garden has a south easterly orientation and extends over 120ft to the rear boundary.

## 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: 1096 sq ft (101.8 sq m)
- Heating: Gas fired (combi) serviced annually
- Glazing: Double glazed
- Parking: Driveway & single garage
- Garden: South East
- Loft: Yes. Ladder installed. 25% boarded.
- Main Services: Electric, water, gas, telephone, drains
- Local Authority: Dorset Council
- Council Tax Band: D

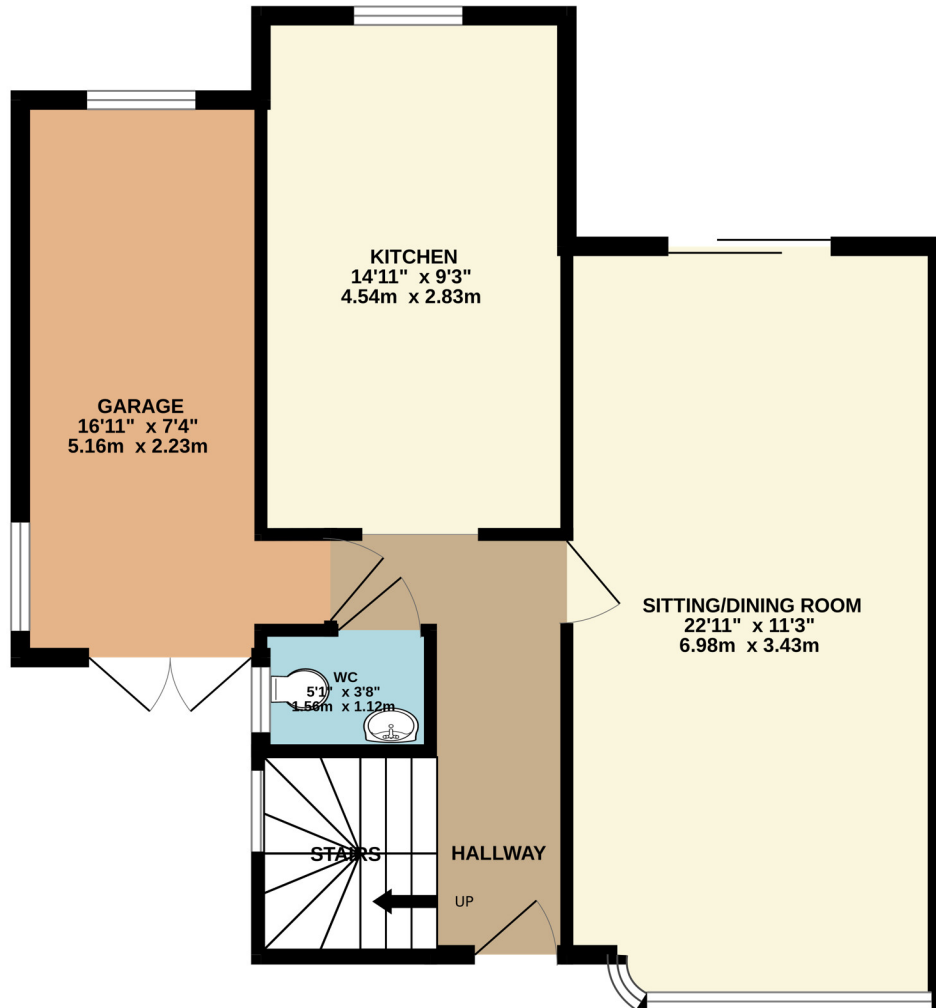




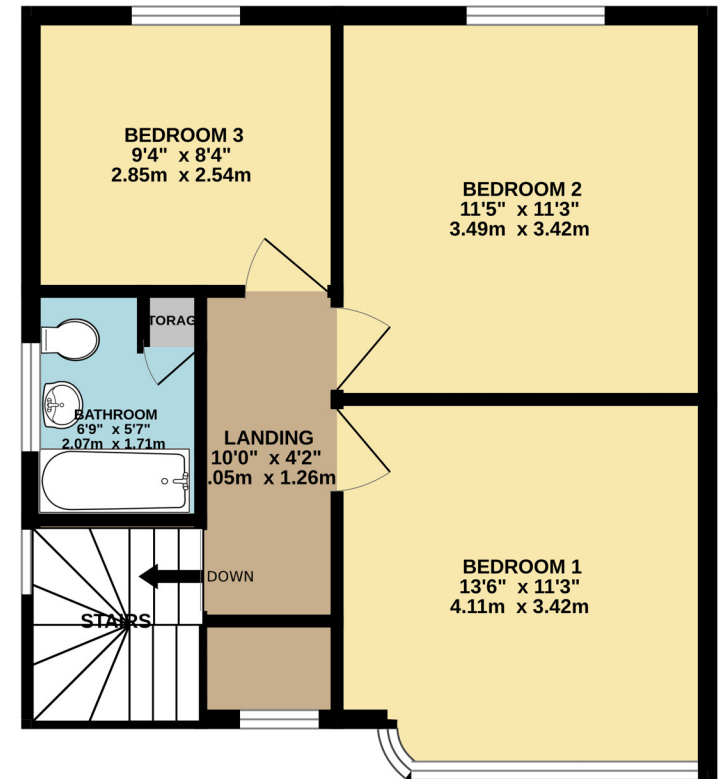




GROUND FLOOR  
643 sq.ft. (59.7 sq.m.) approx.

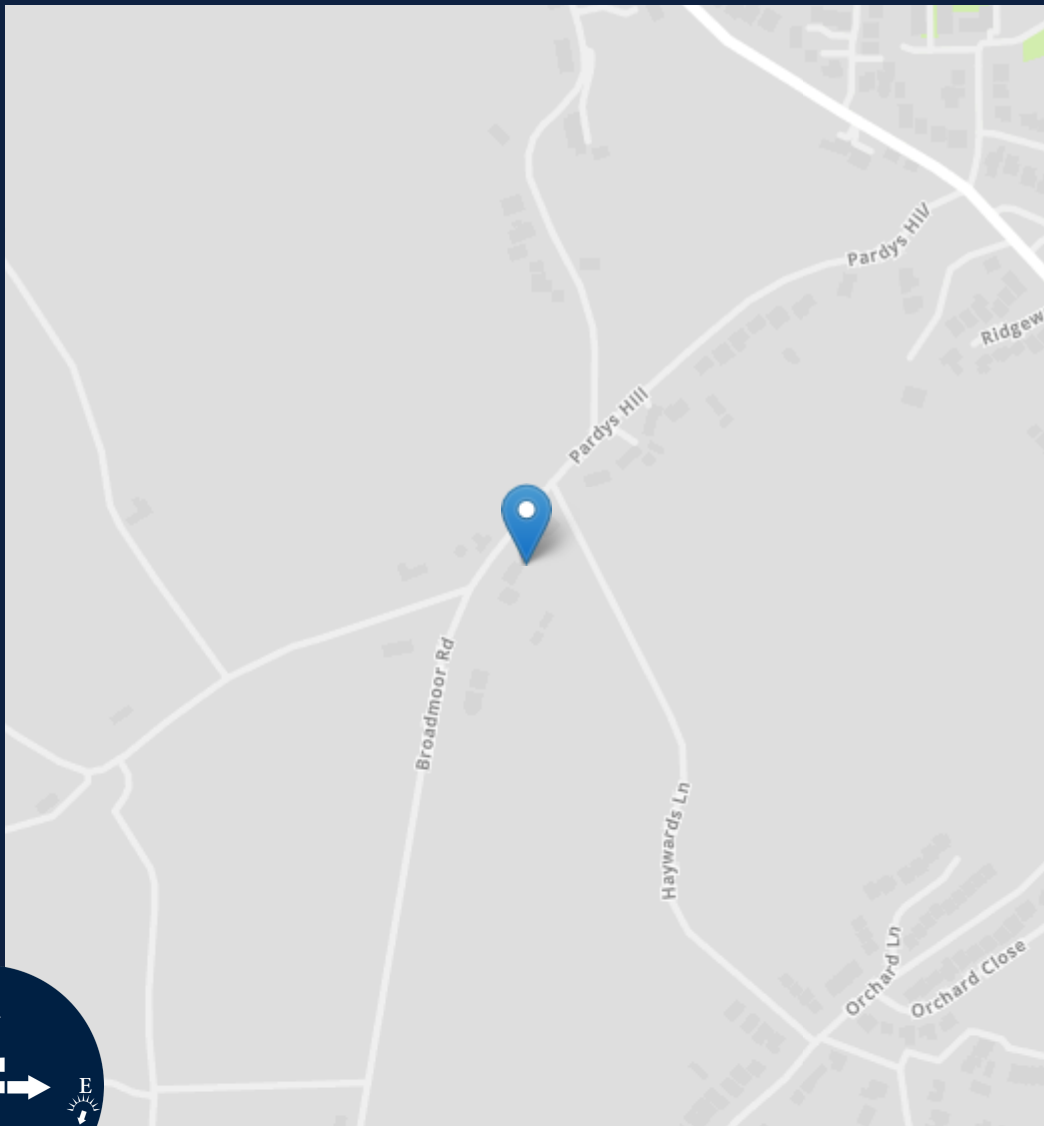
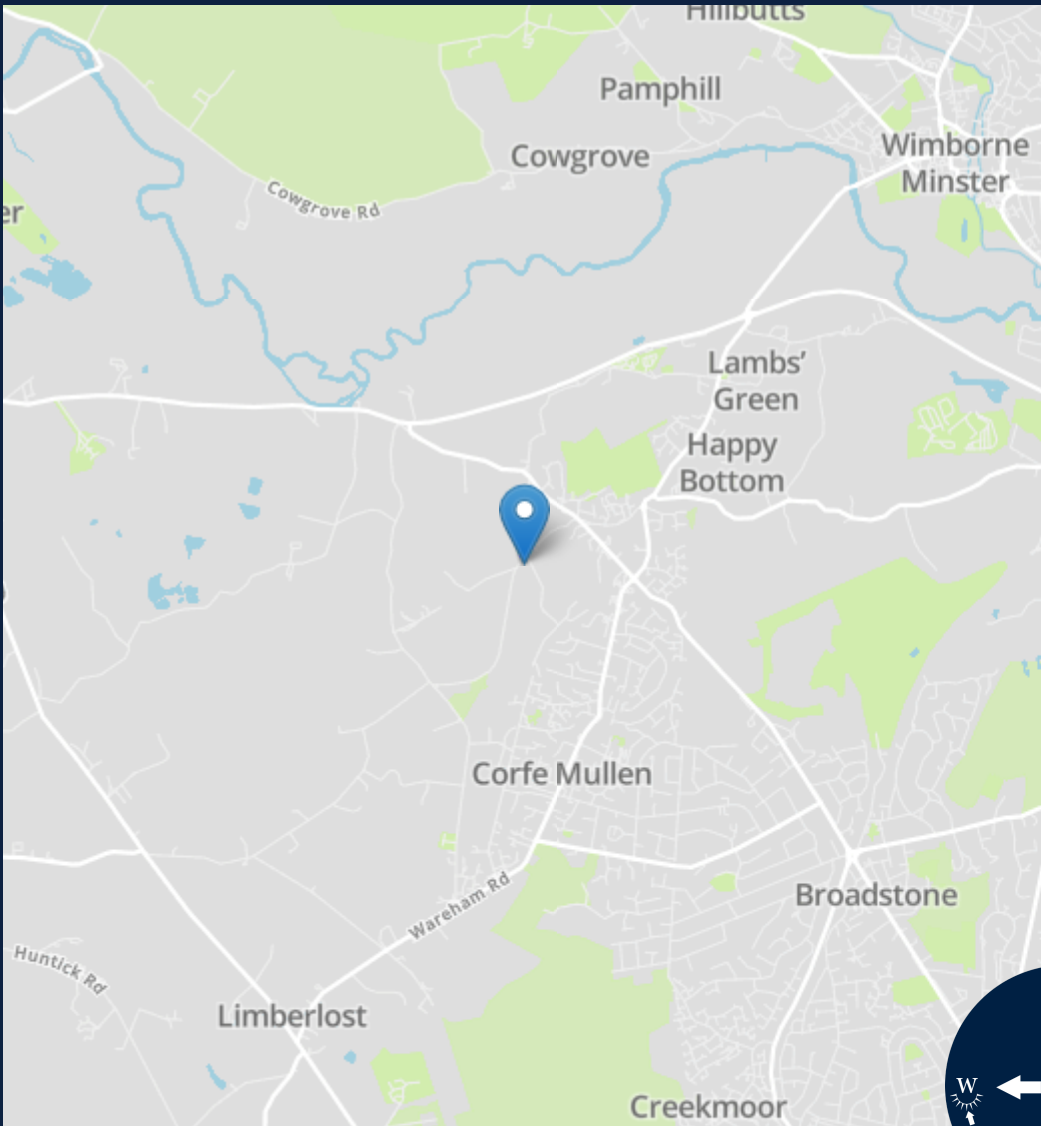


1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1096 sq.ft. (101.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		



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