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ESTATE AGENTS



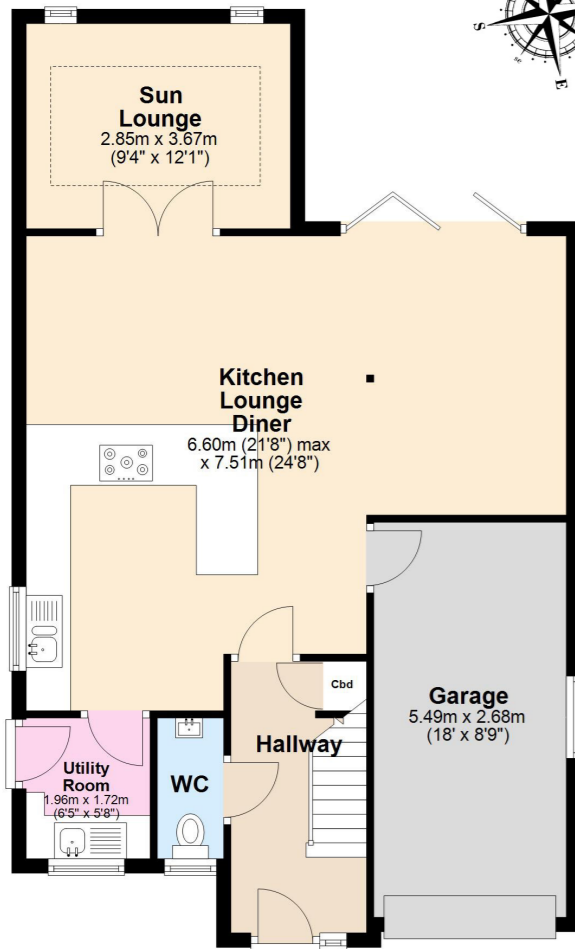
163 Hillside Road, Corfe Mullen, Wimborne, Dorset, BH21 3TS
Offers in Excess of £500,000

**** GORGEOUS FAMILY HOME ** BOASTING ALMOST 1,700 SQUARE FEET OF LIVING ACCOMMODATION ****

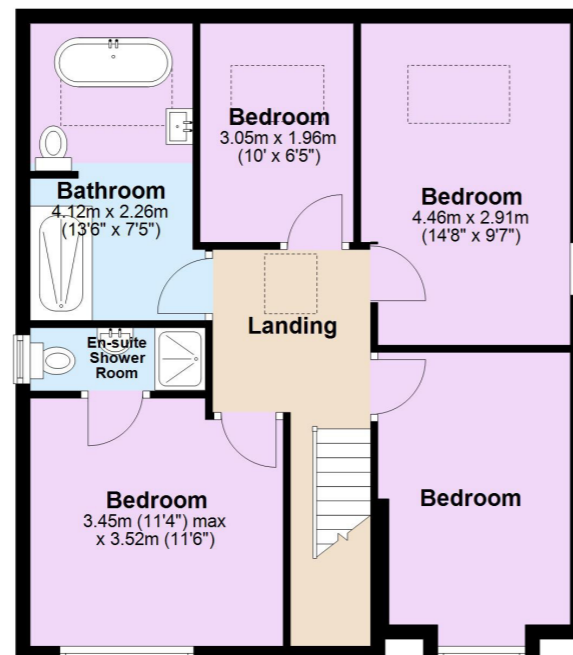
Link Homes Estate Agents are delighted to offer for sale this well-presented four bedroom, two bathroom detached family home, situated on a quiet road in the much-desired Corfe Mullen location. Constructed in 2008 and benefitting from an array of standout features including four good-sized bedrooms with bedroom one offering a three-piece en-suite bathroom, a sociable and open-plan kitchen/living room/dining room with direct access onto the low maintenance private rear garden with a workshop, a separate sun lounge with a skylight, a utility room, a four-piece family bathroom suite, a downstairs WC, ample storage throughout, a single garage and a block-paved driveway with parking for multiple vehicles!

Hillside Road 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, Chinese Whispers, Harlees Fish & Chips, Jim's Cheesecakes, the Corfe Mullen 'Rec', The Royal Legion and BH Live Active. Local schools which are in close proximity include, Henbury View First School, Rushcombe First School and Lockyers Middle School. 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 which is approximately two and half hours away.

Ground Floor



First Floor

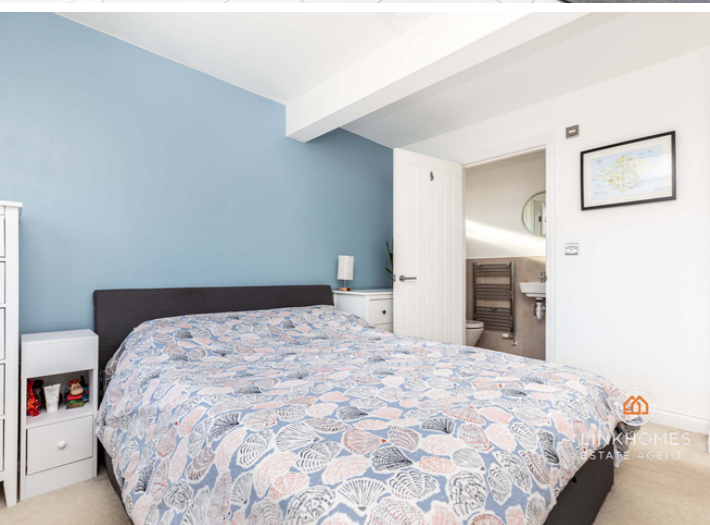


Total area: approx. 155.6 sq. metres (1675.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. 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.
Plan produced using PlanUp.

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

Smooth set ceiling, downlights, smoke alarm, alarm system, composite door to the front aspect, stairs to the first floor, under stairs storage and bespoke fitted drawers, 'HIVE' thermostat, under floor heating, power points, fitted coconut matt and tiled flooring.

Open Plan Kitchen/Living Room

Smooth set ceiling, downlights, smoke alarm, UPVC double glazed window to the side aspect, UPVC double glazed bi-fold doors to the rear aspect, UPVC double glazed French doors opening onto the sun lounge, wall and base fitted units, integrated longline fridge/freezer, integrated dishwasher, one and a half bowl stainless steel sink with feature tap and drainer, five point gas hob with extractor fan and integrated double oven, integrated wine cooler, integrated wine rack, power points, breakfast bar with room for bar stools, underfloor heating, access to the garage and tiled flooring.

Sun Lounge

Smooth set ceiling, downlights, skylight, UPVC double glazed windows to the rear aspect, UPVC double glazed French doors to the side aspect, power points, underfloor heating and tiled flooring.

Downstairs W/C

Smooth set ceiling, downlights, UPVC double glazed frosted window to the front aspect, toilet, wall mounted sink with under storage, underfloor heating and tiled flooring.

Utility Room

Smooth set ceiling, downlights, extractor fan, UPVC double glazed window to the front aspect, UPVC double glazed frosted single door to the side aspect, combination boiler, stainless steel sink with drainer, base mounted units, space for a washing machine, power points, underfloor heating and tiled flooring.

First Floor

Landing

Vaulted smooth set ceiling, wooden framed Velux style window to the rear aspect, ceiling light, smoke alarm, eaves storage, power points, 'HIVE' thermostat, wooden balustrades with glass panels and carpeted flooring.

Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed windows to the front aspect, radiator, power points, en-suite and carpeted flooring.

En-Suite Shower Room

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the side aspect, enclosed waterfall shower with additional shower head and recess shelving, toilet, wall mounted sink, stainless steel heated towel rail, part tiled walls and tiled flooring.



Bedroom Two

Smooth set ceiling, ceiling light, wooden framed Velux style window to the rear aspect, UPVC double glazed frosted window to the side aspect, radiator, power points and carpeted flooring.

Bedroom Three

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

Bedroom Four

Smooth set ceiling, ceiling light, wooden framed Velux style window to the rear aspect, radiator, power points and carpeted flooring.

Bathroom

Smooth set ceiling, downlights, extractor fan, wooden framed Velux style window to the rear aspect, free standing bath with feature taps, double walk-in waterfall shower with additional shower head, wall mounted sink with under storage, wall mounted mirror, toilet, shaving point, stainless steel longline heated towel rail, tiled walls and tiled flooring.

Outside

Garden

Laid to lawn with patio area, surrounding wooden fences, outside light, outside power points, side gated access, external power points, flower beds and outside tap.

Outbuilding

Ceiling lights, fully insulated, air-con, fuse box, tap, sink, heating, power and wooden flooring.

Garage

Roller door, power, lighting and fuse box enclosed.

Driveway

Block-paved driveway with parking for multiple vehicles, side gated access, access to the garage, lawn and shingle areas and an outside light.

Agents Notes

Useful Information

Tenure: Freehold
EPC: C
Council Tax Band: E - Approximately £3,242.49 per annum.

Stamp Duty

First Time Buyer: £10,000
Moving Home: £15,000
Additional Property: £40,000