



16 Oak Close, Corfe Mullen, Wimborne, Dorset BH21 3JJ

Guide Price £375,000 Freehold

This beautifully presented three bedroom semi detached house is conveniently situated on a this quiet cul-de-sac a short walk to Corfe Mullen village with its local shops, sought after schools, parks and amenities. The property presents an ideal family home and internal viewing of this ready to move into property is highly advised to appreciate not only its secluded location but also the modern accommodation on offer, which comprises: lounge, dining area, fitted kitchen, downstairs cloakroom and family bathroom. Externally the property boasts a good sized Westerly aspect garden with lawned area and raised sun decking perfect for al fresco dining in the summer months. To the front there is a shared driveway with tandem parking for two cars which in turn leads to a garage/utility room. Further features of this superb home include: VENDOR SUITED, fitted wardrobes to bedroom one, water, waste, power and light to garage/utility, gas central heating and UPVC double glazing. Nearby schools - Henbury View First, Rushcombe First, Corfe Hills, Lockyers Middle, Broadstone Middle, Poole and Parkstone Grammar.

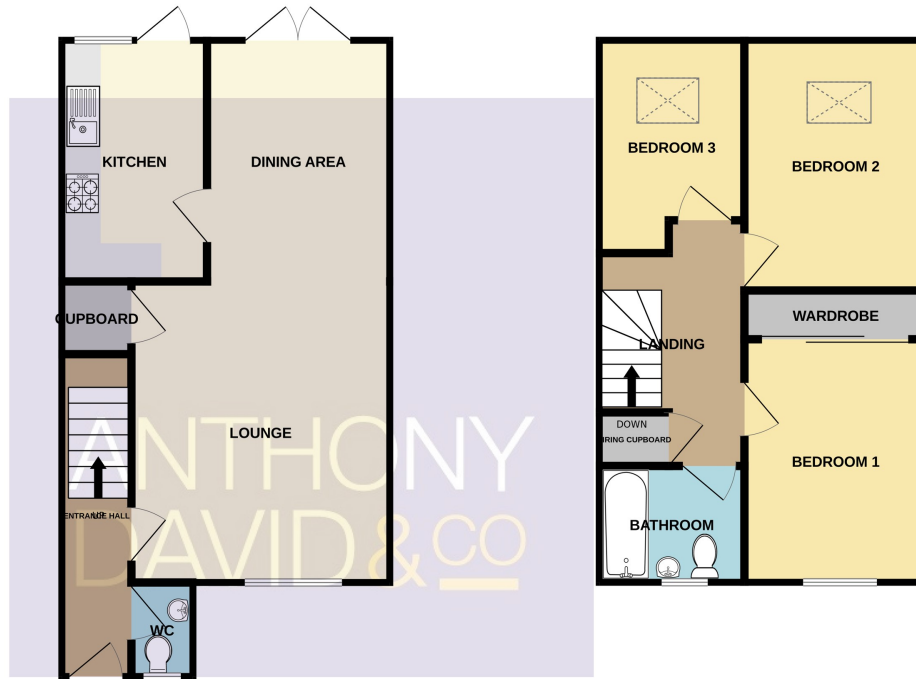
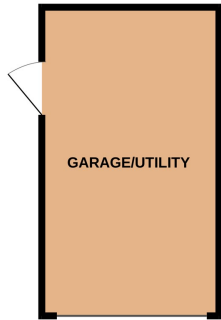
info@anthonydavid.co.uk
www.anthonydavid.co.uk
01202 677444

ANTHONY
DAVID & CO

GARAGE (NOT IN EXACT LOCATION)
121 sq.ft. (11.2 sq.m.) approx.

GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.

1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



- Entrance Hall 9' 0" x 2' 10" (2.74m x 0.86m)
- Lounge 14' 2" x 12' 2" (4.32m x 3.71m)
- Dining Area 11' 4" x 8' 7" (3.45m x 2.62m)
- Kitchen 10' 11" x 6' 10" (3.33m x 2.08m)
- Downstairs cloakroom 4' 6" x 2' 10" (1.37m x 0.86m)
- Landing 10' 7" x 6' 4" (3.23m x 1.93m)
- Bedroom One 11' 9" x 8' 8" (3.58m x 2.64m)
- Bedroom Two 11' 2" x 8' 9" (3.40m x 2.67m)
- Bedroom Three 10' 0" x 6' 10" (3.05m x 2.08m)
- Bathroom 6' 6" x 5' 6" (1.98m x 1.68m)
- Garage/Utility 14' 6" x 8' 4" (4.42m x 2.54m)
- Garden Westerly aspect
- Driveway Off road parking x 2

TOTAL FLOOR AREA: 934 sq.ft. (86.8 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.
Made with Metropix ©2023



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		86	70
EU Directive 2002/91/EC			

Property Misdescriptions Act 1991
Property details contained herein do not form part of or all 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.