



*Asking Price*

**£650,000**

BLYTHE ROAD, CORFE MULLEN, WIMBORNE BH21 3LR

Freehold







- ◆ DETACHED BUNGALOW
- ◆ FOUR DOUBLE BEDROOMS
- ◆ PRIVATE CUL DE SAC LOCATION
- ◆ METICULOUSLY PRESENTED THROUGHOUT
- ◆ GENEROUS OFF ROAD PARKING
- ◆ PRIVATE SOUTH WESTERLY REAR ASPECT
- ◆ INTEGRAL DOUBLE GARAGE
- ◆ GAS FIRED HEATING AND DOUBLE GLAZING

A deceptive and well proportioned, four bedroom, detached bungalow positioned within the heart of Corfe Mullen boasting a private south westerly facing garden, generous double garage and scope to create annexed accommodation.

### Property Description

The property sits towards the head of this private cul de sac that is shared by four properties, and this particular home has been meticulously refurbished by the current vendors. The versatile complement of accommodation comprises a living room, open plan, fully fitted kitchen and dining room, four double bedrooms, as well as an en-suite facility, family bathroom and garden room. The accommodation is formed in such a way that a self contained annex could easily be created, and the home has been double glazed throughout and boasts gas fired heating.









## Gardens and Grounds

The front garden is primarily laid to hard landscaping which lends itself to several vehicles, and the integral double garage sits to the left hand side of the home. Access to the rear garden is possible from both sides of the property and the rear garden offers a private south westerly environment that has been carefully landscaped to create ornate patios, shrub beds and a kept lawn.

## Location

Wimborne is a vibrant and thriving market town in East Dorset with a comprehensive mix of shopping facilities, restaurants, and attractions to appeal to everyone. Easily accessed by car from all directions via the A31, A35 and B3081 Wimborne has great public transport links to Bournemouth, Poole and surrounding areas including a comprehensive network of bus routes. Wimborne is immersed in a varied history, preserved and on-show in the c.705 AD Minster Church of Cuthburga with its chained library which is one of only four world-wide. The beautiful twin towers of the Minster provide an elegant backdrop to the town's historic architecture and alongside The Priest's House Museum & Gardens, Wimborne Model Town and the 1930's Art Deco Tivoli theatre, combine to make Wimborne a popular tourist attraction. Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought-after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridleways, footpaths and coastal routes to explore.



Size: 1840 sq ft (170.9 sq m)

Heating: Gas fired (vented) installed 2017, serviced yearly

Glazing: Double glazed

Loft: Yes. Ladder installed. 50% boarded.

Parking: Drive & integral garage

Garden: West facing

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

Local Authority: Dorset Council

Council Tax Band: D

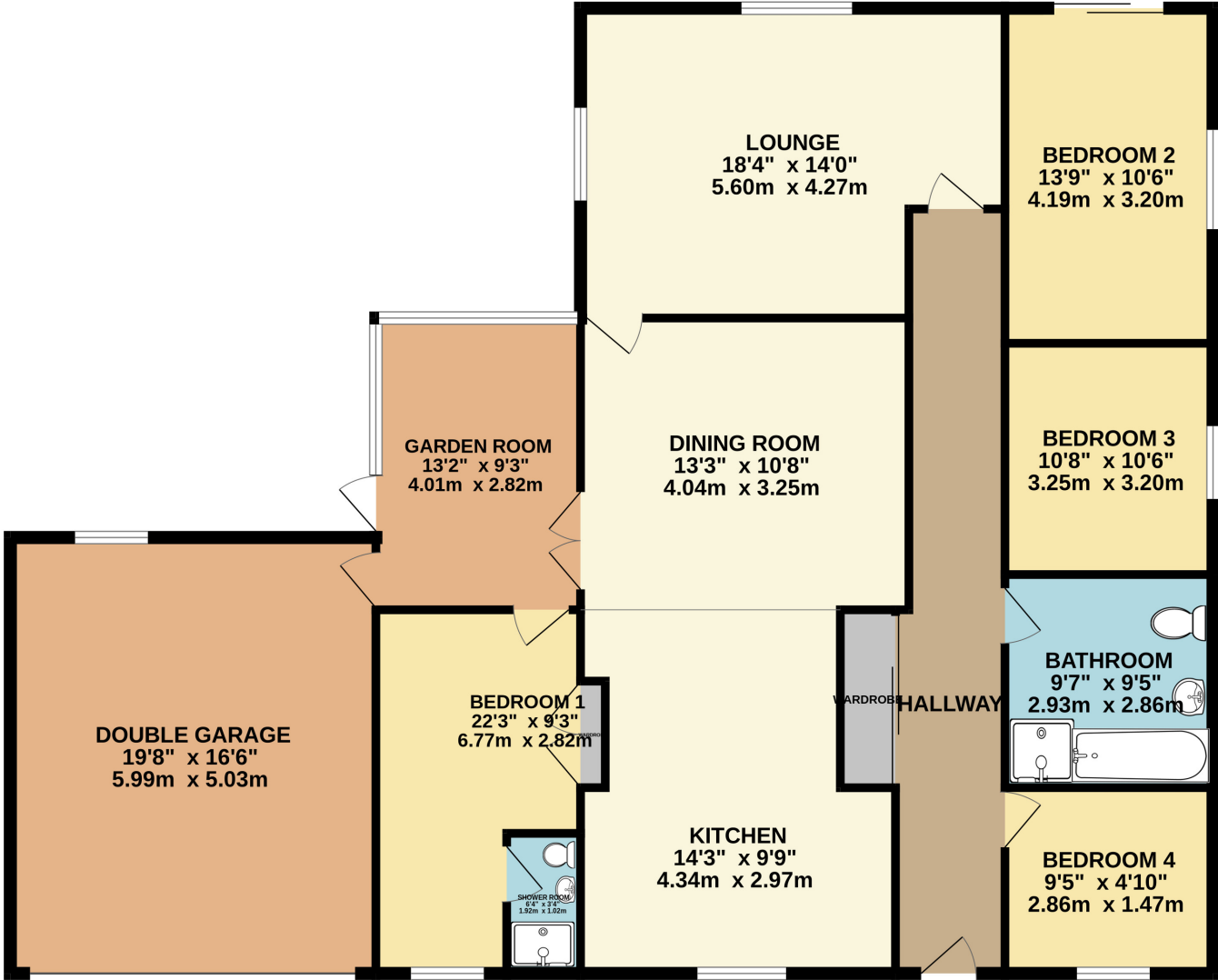






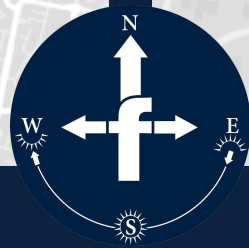
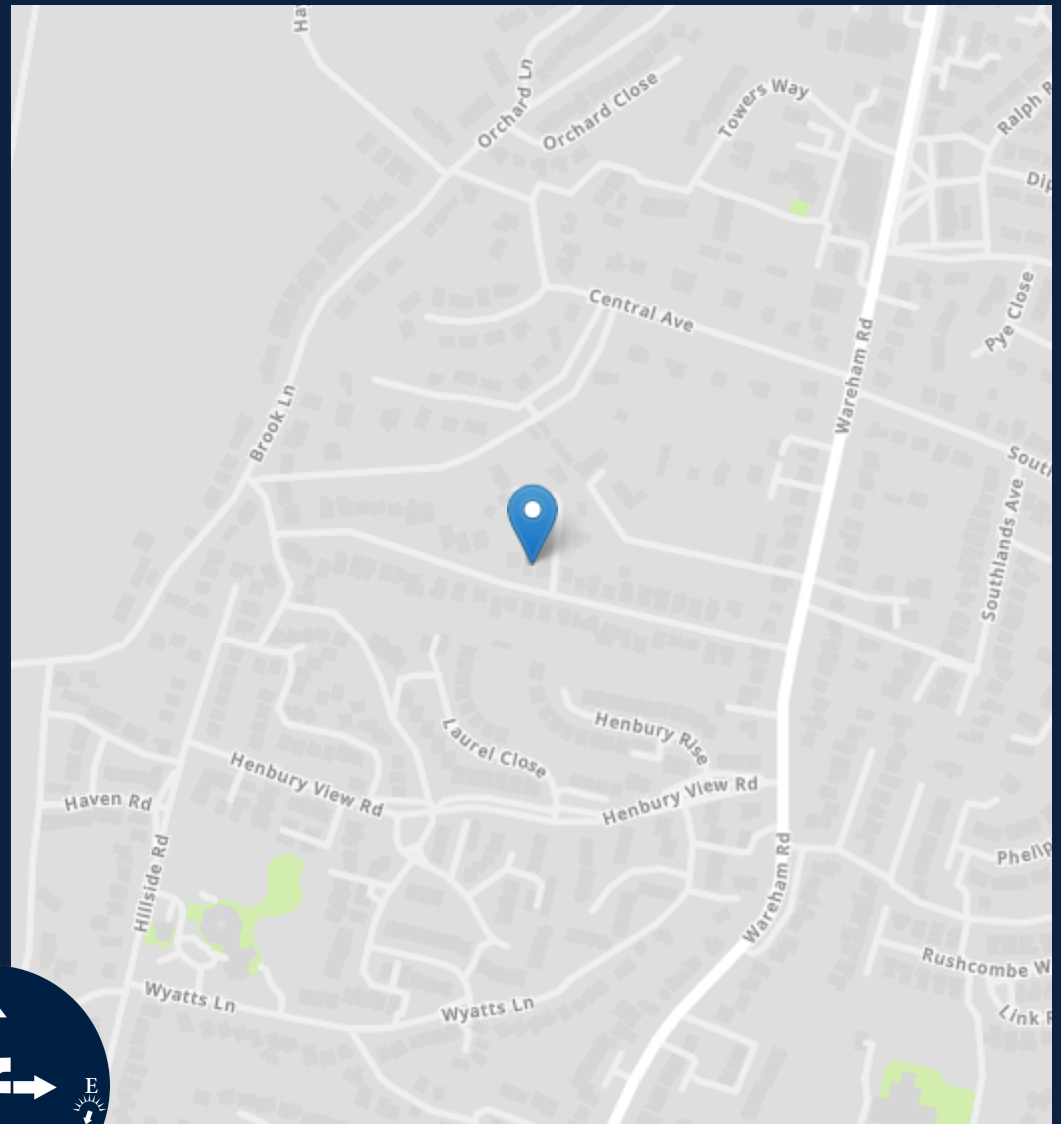
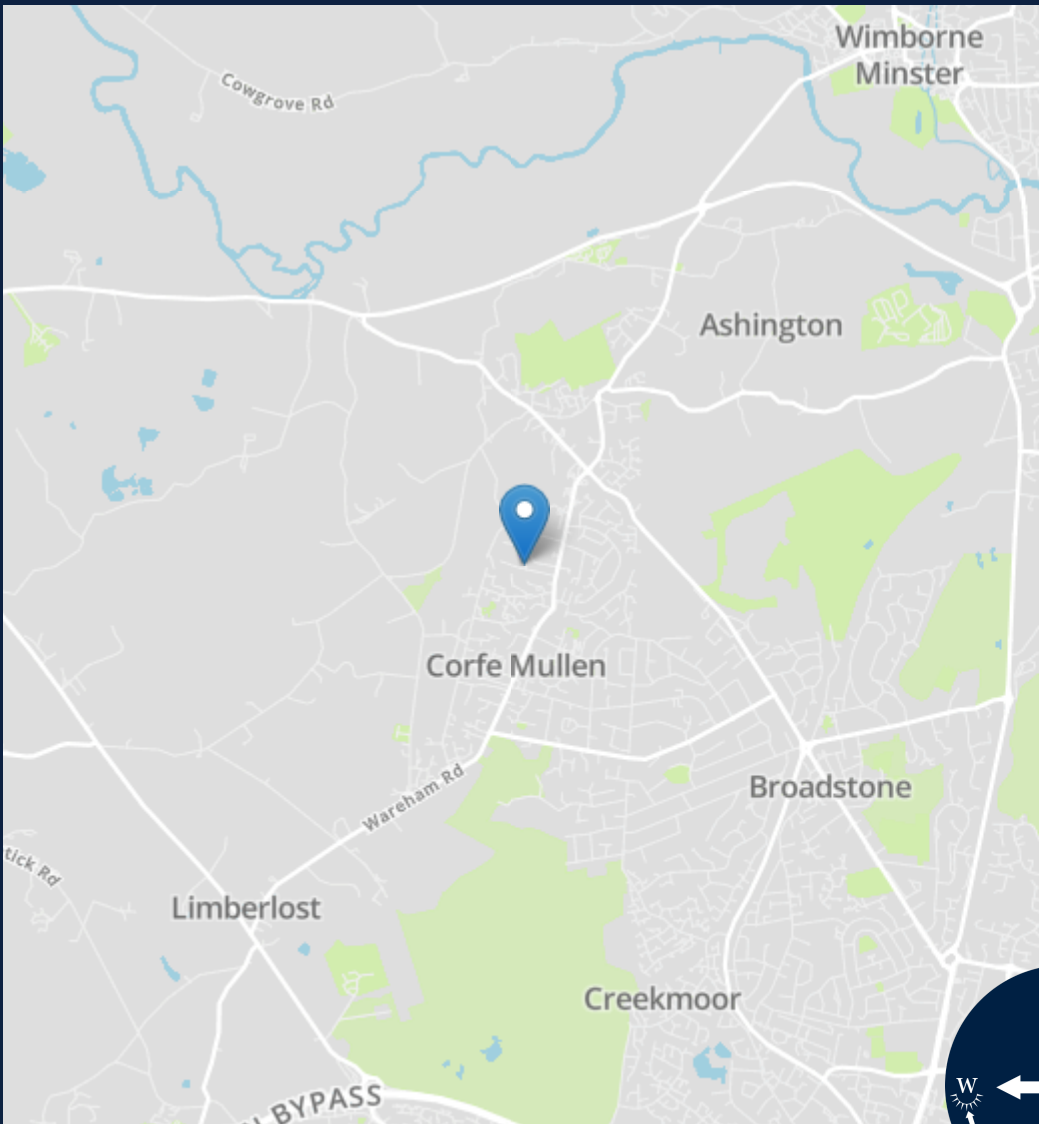


GROUND FLOOR  
1840 sq.ft. (170.9 sq.m.) approx.



TOTAL FLOOR AREA : 1840 sq.ft. (170.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	
(81-91) <b>B</b>	82
(69-80) <b>C</b>	
(55-68) <b>D</b>	68
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



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