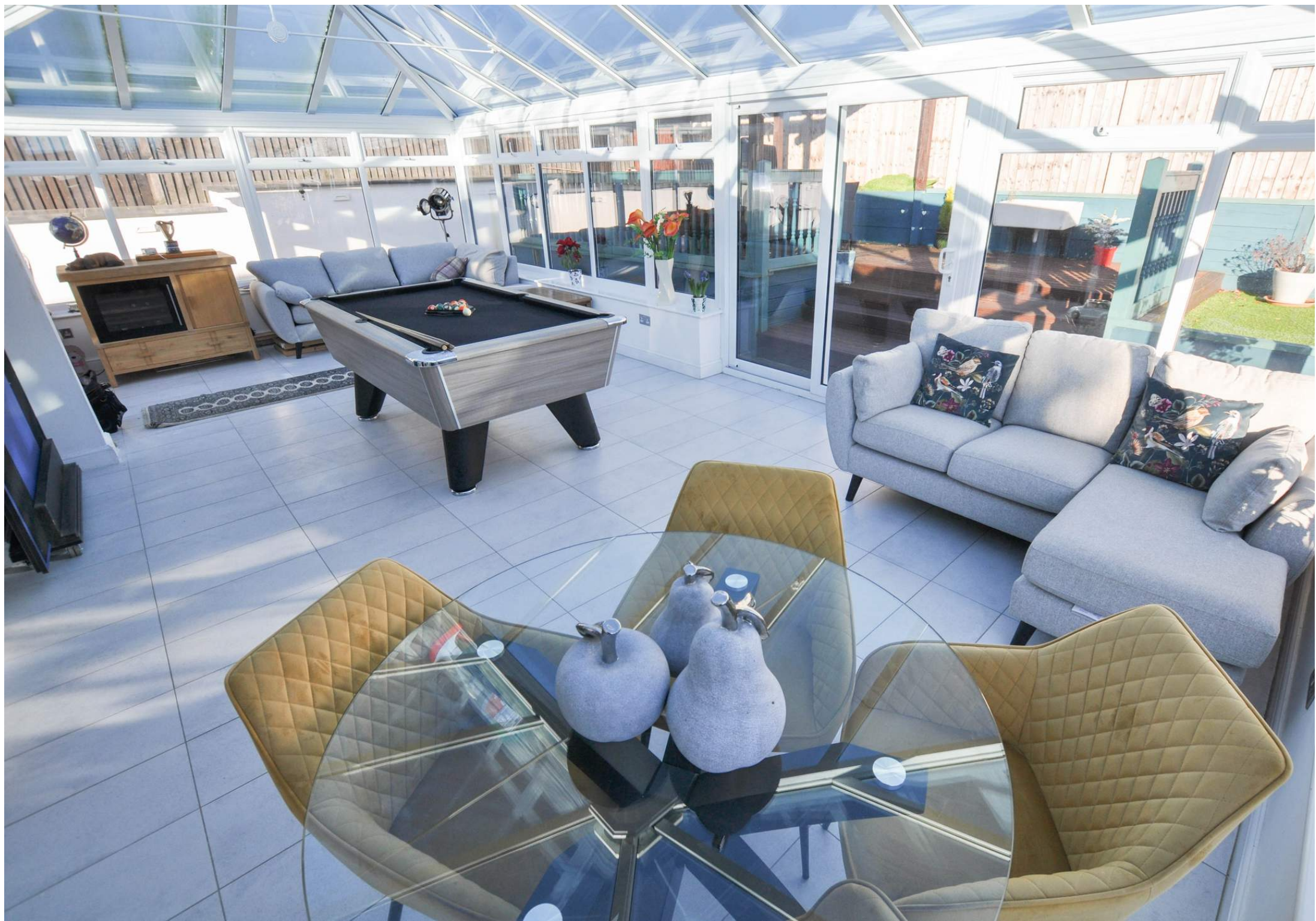




ALBERT ROAD, CORFE MULLEN, WIMBORNE BH21 3QE



- ◆ DETACHED BUNGALOW
- ◆ FOUR DOUBLE BEDROOMS
- ◆ THREE BATHROOMS (TWO ENSUITE)
- ◆ GENEROUS PURPOSE BUILT CONSERVATORY
- ◆ PRIVATE DRIVEWAY POSITION
- ◆ QUIET RESIDENTIAL LOCATION
- ◆ GAS FIRED HEATING & DOUBLE GLAZED THROUGHOUT
- ◆ SOLE AGENTS

A generously, well-proportioned, four bedroom bungalow situated within a private drive within the heart of Corfe Mullen, boasting a large, purpose built conservatory, three bathrooms (two en-suites), off road parking and a low maintenance garden.

Property Description

The property sits within a private drive which is shared with three other bungalows and this particular home boasts an elevated plot giving it a natural degree of privacy from adjoining residents. The accommodation comprises a double aspect living room with a generous conservatory adjoining, which makes for an ideal entertaining space. There are four well-proportioned double bedrooms, two of which benefit from en-suite facilities and there is a modern fitted kitchen with a versatile assortment of cupboards and storage, as well as a fully fitted family bathroom. The home also boasts gas fired heating as well as double glazing and there is underfloor heating fitted throughout the conservatory.





Gardens and Grounds

The home sits in a prominent position within its plot and there is a parking area to the front of the home which is suited to two or three vehicles. A shallow flight of steps lead up to the accommodation level and to the left hand side there is a paved patio area which can be accessed directly from the kitchen with an Easterly aspect. To the right of the path an artificial lawn wraps around the Northerly elevation of the home providing a formal lawn, which is enclosed by raised borders with flower beds. The lawn in turn gives access to an elevated pagoda with a seating area, which is ideal for alfresco dining, and a pathway leads to the rear of the home where there is a further area of artificial lawn as well as a wood-built summer house.

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: 1498 sq ft (139.2 sq m)

Heating: Gas fired (Combi)

Glazing: Double glazed

Parking: Driveway for 2 vehicles

Garden: North East

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

Local Authority: Dorset Council

Council Tax Band: E

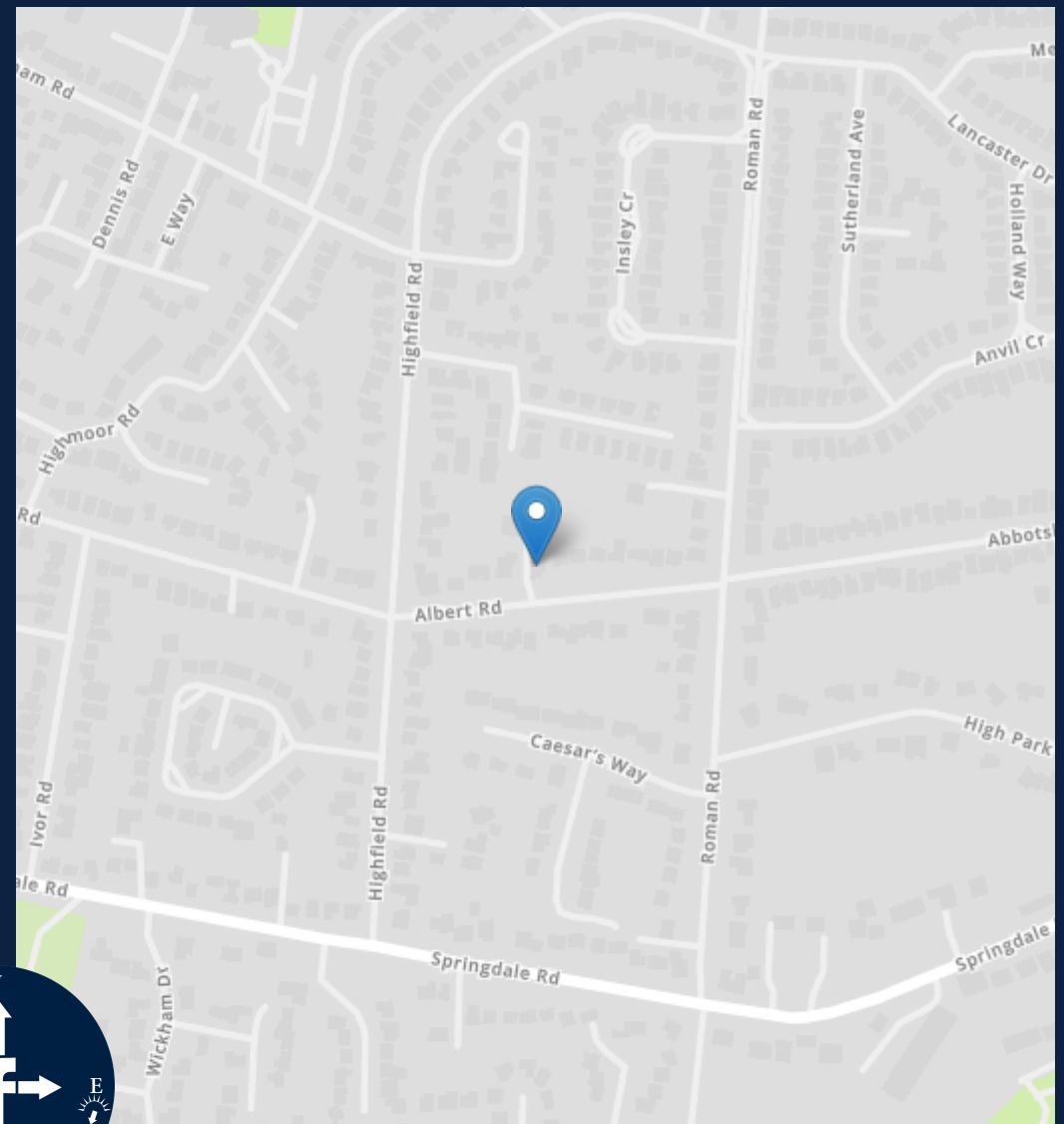
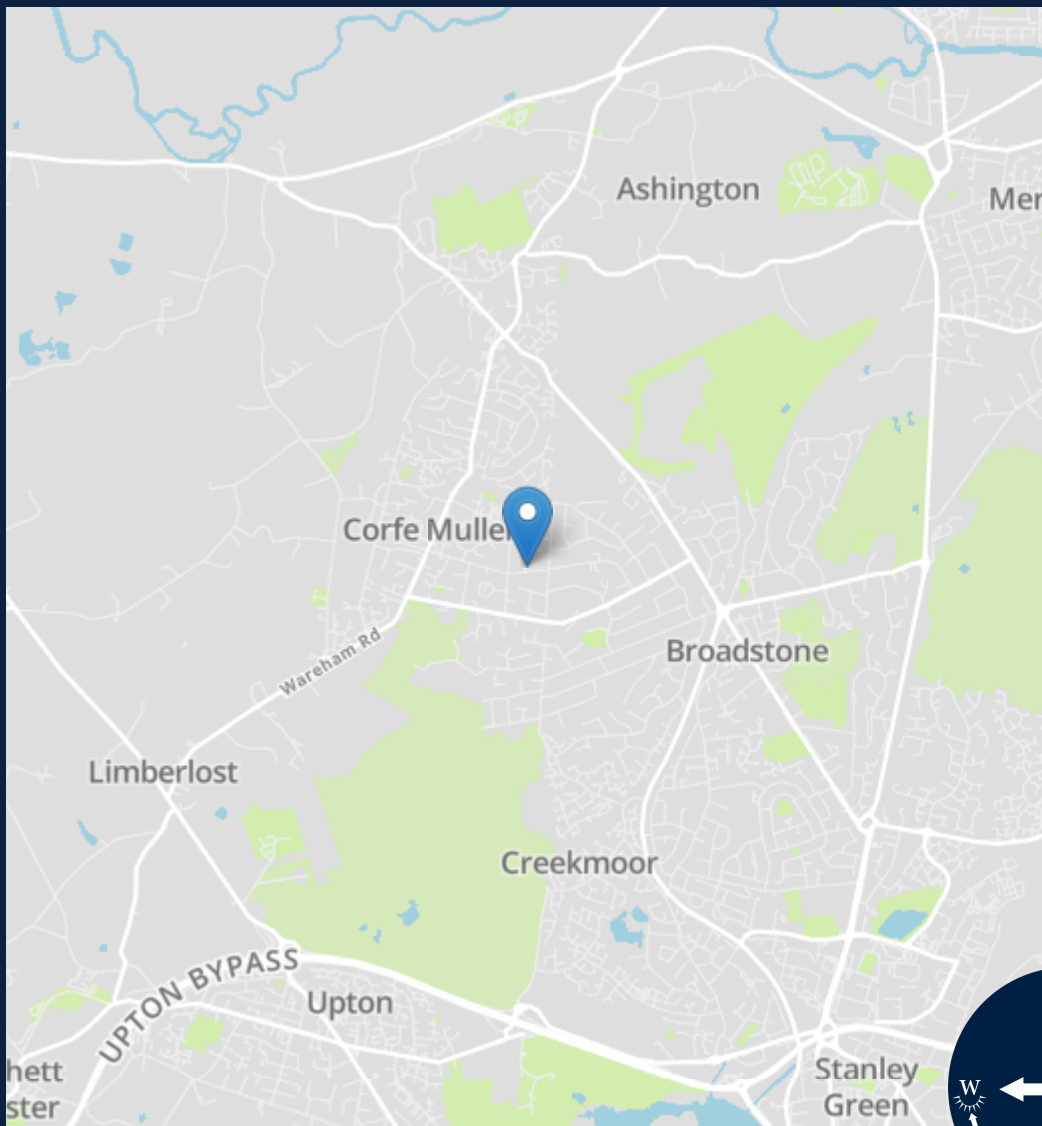




GROUND FLOOR
1498 sq.ft. (139.2 sq.m.) approx.



TOTAL FLOOR AREA : 1498 sq.ft. (139.2 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+) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
74	

England, Scotland & Wales

EU Directive 2002/91/EC



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