



Guide Price

£700,000

BLANDFORD ROAD, CORFE MULLEN BH21 3HQ

Freehold



- ◆ DETACHED CHALET BUNGALOW
- ◆ FIVE DOUBLE BEDROOMS
- ◆ VENDOR SUITED
- ◆ THREE BATHROOMS
- ◆ GENEROUS PLOT
- ◆ GARDEN STUDIO
- ◆ AMPLE OFF ROAD PARKING
- ◆ DETACHED DOUBLE GARAGE
- ◆ SOLE AGENTS



A well proportioned and deceptive chalet bungalow situated within the heart of Corfe Mullen and boasting versatile accommodation which would suit families as well as multi-generational living. Vendors suited.

Property Description

The home sits centrally within its plot and is close to Lockyers Middle School, as well as recreation grounds. The accommodation has been thoughtfully arranged with the ground floor offering a formal living room, modern open plan kitchen/breakfast room, two double bedrooms and a family bathroom. The first floor offers a further three double bedrooms, all being served by a family bathroom, as well as there being an en-suite to the principal bedroom. The principal bedroom enjoys the benefit of being at the rear of the property with a Juliette-style balcony overlooking the rear garden, and the open plan kitchen spans the entire rear elevation of the home and has the benefit of bi-fold doors that open out on to a decked area, ideal for alfresco dining. The home benefits from being entirely double glazed throughout, has gas fired heating and, in our opinion, could easily be adapted to suit multi-generational living by creating a ground floor annex.





Gardens and Grounds

The front has been entirely brick paved offering generous forecourt parking for several vehicles. To the left hand side of the property there is pair of wood-built gates which provide access to a secure area ideal for a caravan or motorhome and to the right hand side of the property there is a detached double garage with up and over style door. The garage has been partitioned internally to create a shallow garage space providing two further rooms which have a variety of possible uses. A garden gate between the garage and home denotes access to the rear garden, which is predominantly laid to a kept lawn that spans both the side and rear elevation of the home. There is a purpose-built garden studio with power and internet which has a multitude of potential uses and there is a brick-built barbeque stand adjacent to the rear of the garage.

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 dating back over 50 years 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: 2325 sq ft (216.0 sq m)

Heating: Gas fired (Pressurised) Last serviced June 2024

Glazing: Double glazed

Loft: 100% boarded.

Parking: 6 parking spaces & detached double garage

Garden: North East

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

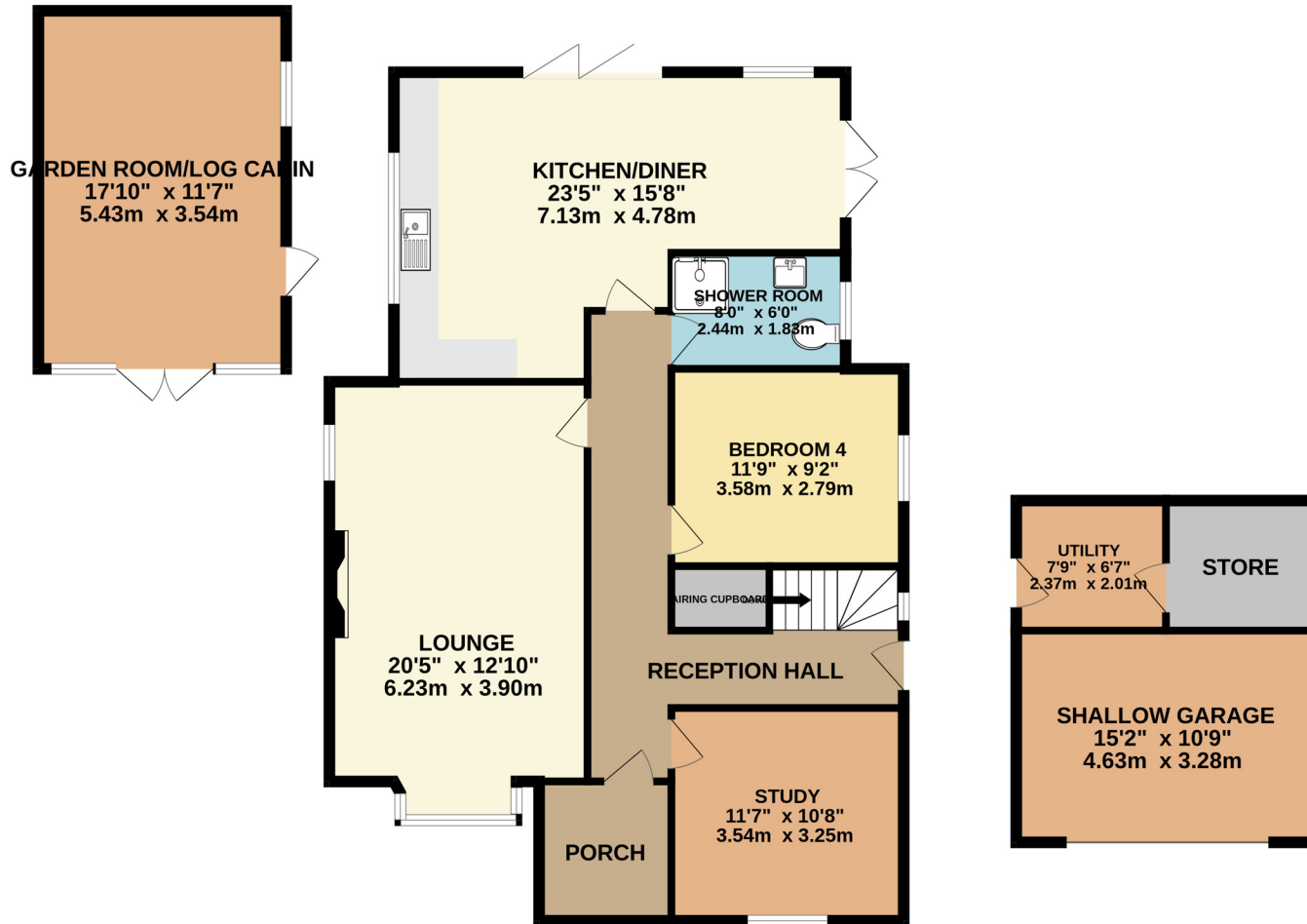
Local Authority: Dorset Council

Council Tax Band: D

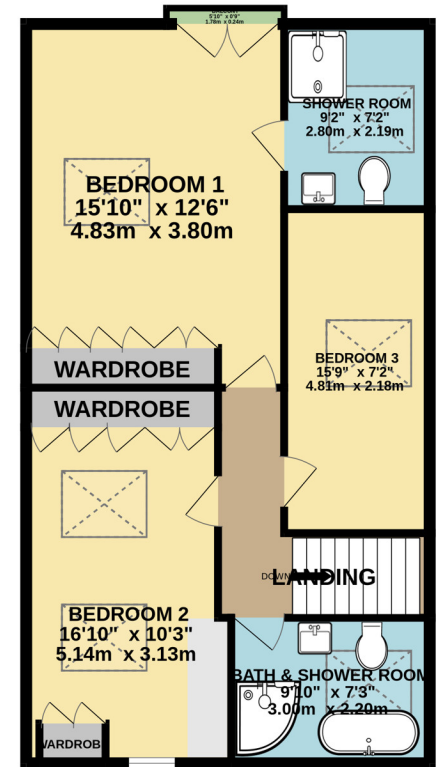




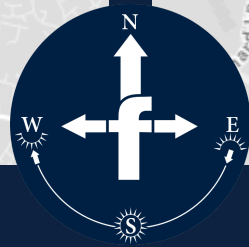
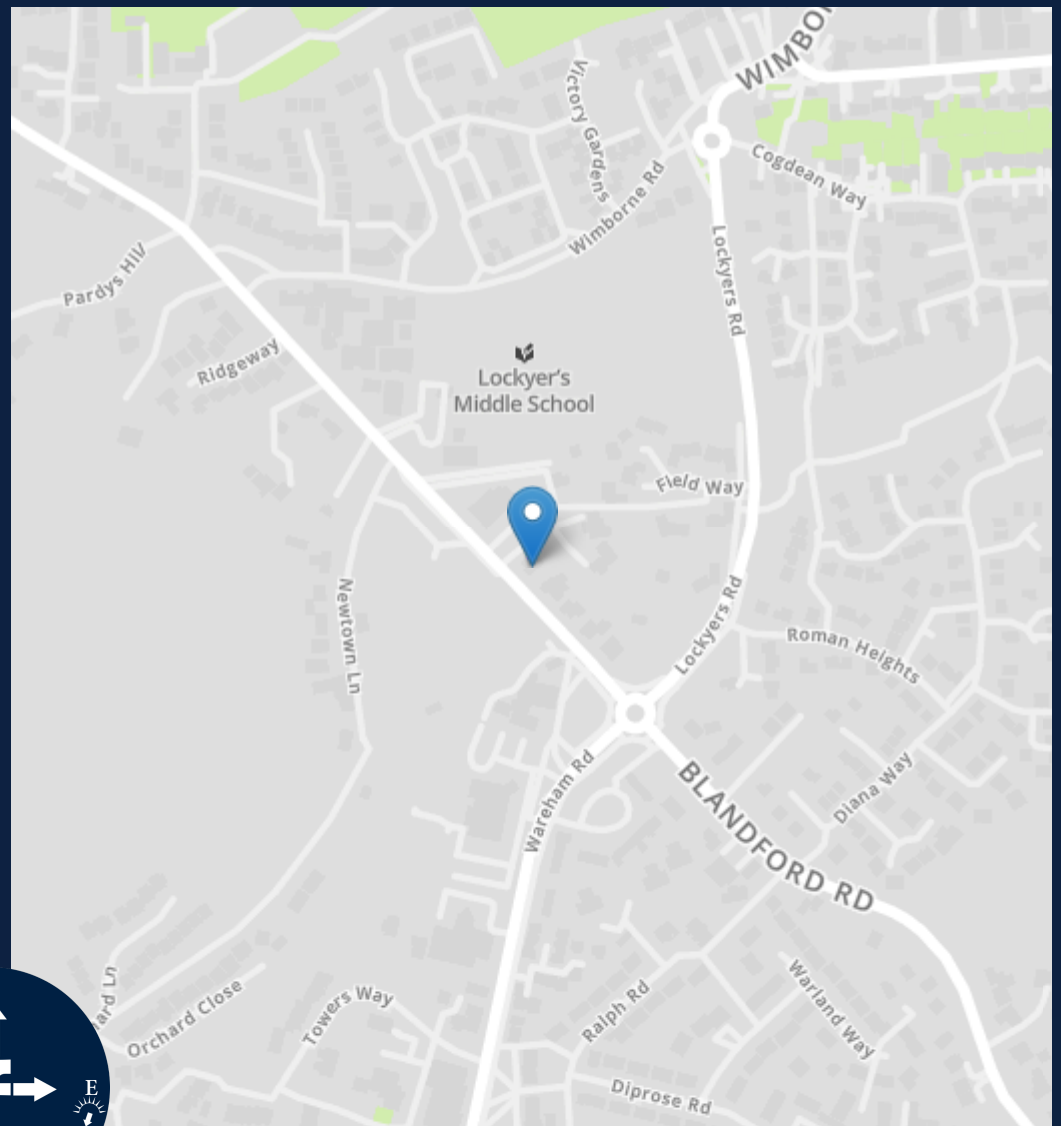
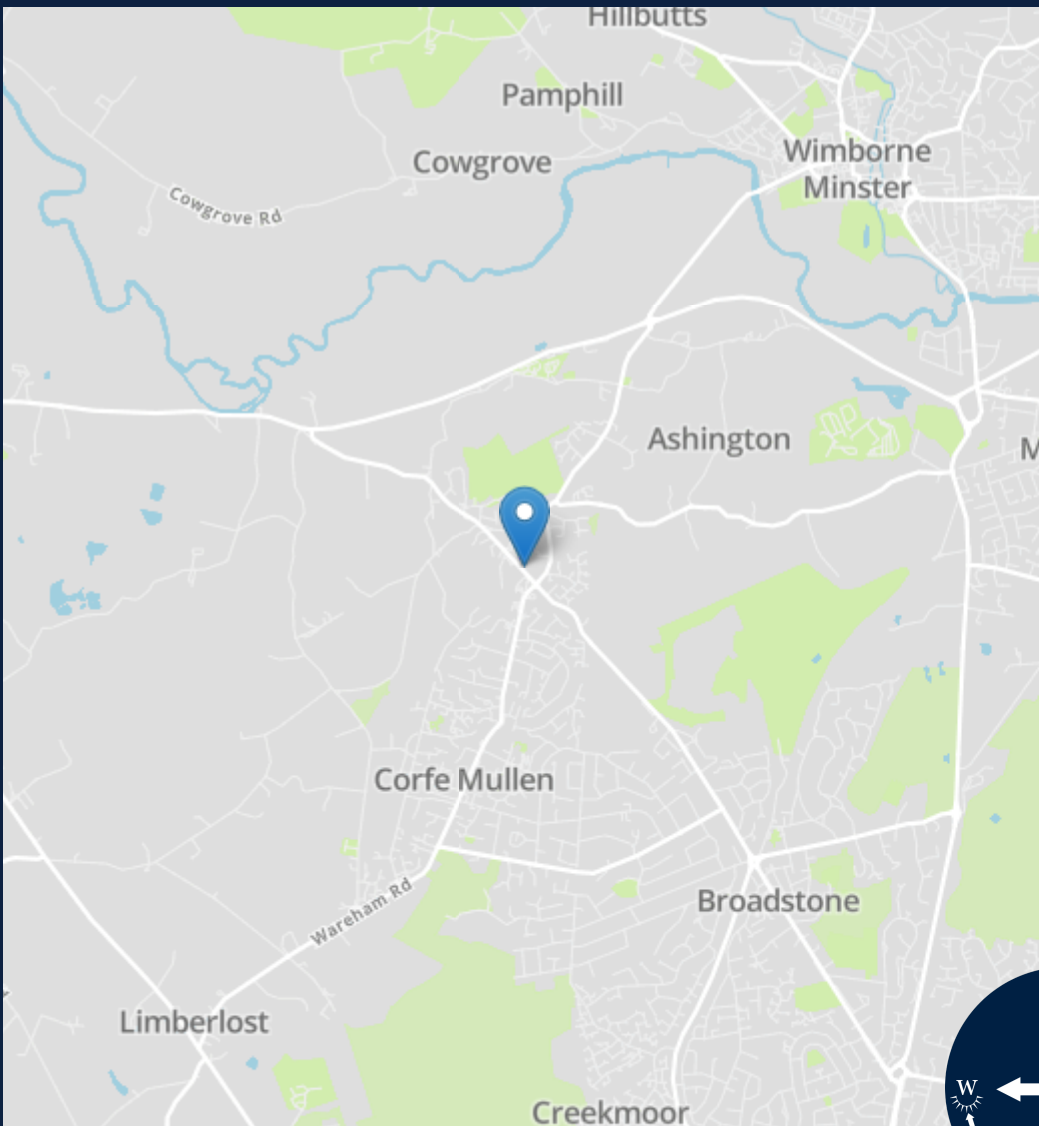
GROUND FLOOR
1591 sq.ft. (147.8 sq.m.) approx.



1ST FLOOR
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA : 2325 sq.ft. (216.0 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		
(81-91)	B		88
(69-80)	C	80	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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