

4 Kiln Close
Corfe Mullen
Wimborne BH21 3UR

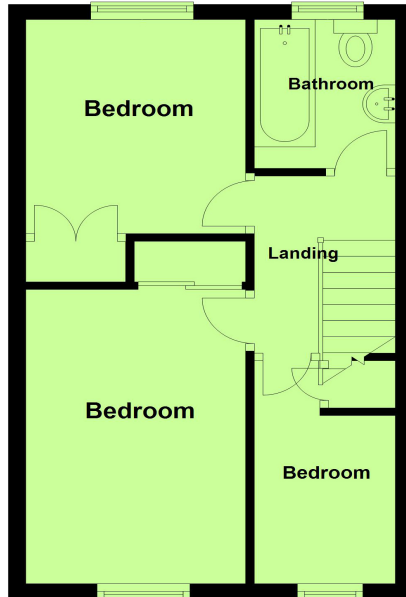
Price **£285,000** Freehold



A VERY WELL PRESENTED THREE
BEDROOM MID TERRACE FAMILY
HOME BENEFITTING FROM GARAGE,
ALLOCATED PARKING AND SET IN
A QUIET SEMI RURAL LOCATION IN
CORFE MULLEN.

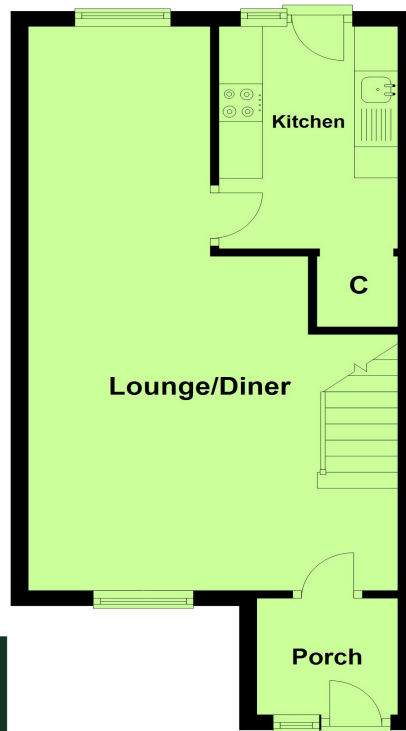
First Floor

Approx. 31.8 sq. metres (342.1 sq. feet)



Ground Floor

Approx. 34.1 sq. metres (367.4 sq. feet)



Total area: approx. 65.9 sq. metres (709.5 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 or 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.

- * ENTRANCE PORCH 6'3" x 4'6" (1.92m x 1.4m)**
- * LOUNGE/DINING ROOM 24'4" (MAXIMUM) x 11'3" (7.43m x 3.44m)**

 - * KITCHEN 10'6" x 7'1" (3.23m x 2.16m)**
- * STAIRS TO FIRST FLOOR LANDING FROM LOUNGE/DINING ROOM**
- * BEDROOM ONE 12'7" x 8'4" (3.87m x 2.56m)**
- * BEDROOM TWO 9'3" x 8'4" (2.83m x 2.56m)**
- * BEDROOM THREE 6'6" x 6'1" (2.01m x 1.85m)**
- * RECENTLY REFITTED FAMILY BATHROOM 6'1" x 6' (1.85m x 1.82m)**

 - * FRONT AND REAR GARDENS**
 - * GARAGE AND ALLOCATED PARKING**
 - * DOUBLE GLAZED WINDOWS**
- * GAS FIRED CENTRAL HEATING WITH RADIATORS**









ABOUT THIS PROPERTY

UPVC front door to the entrance porch with wall mounted gas fired central heating boiler and built in cupboard housing meters. Hardwood glazed door in turn leads to the spacious lounge/dining room with dual aspect windows to front and rear. The kitchen comprises a range of wall mounted and base storage cupboards and drawers, integrated double oven, four ring burner gas hob and extractor fan above, one and a half bowl single drainer stainless steel sink unit with mixer tap, space and plumbing for washing machine and dishwasher, space for upright fridge/freezer, part tiled walls, additional understairs storage, window to the rear and UPVC glazed door to the rear garden.

Stairs lead from the lounge area to the first floor landing where there is access to loft space. Bedrooms one and three are to the front of the property with bedroom one having the benefit of a built in wardrobe and bedroom three has a built in airing cupboard. Bedroom two is to the rear with built in wardrobe. The recently refitted family bathroom comprises a modern white suite with panel enclosed bath with mixer tap, wall mounted shower with shower screen, low level flush WC, wash hand basin with mixer tap and vanity unit beneath, fitted mirror above and wall mounted heated towel rail.

The front of the property is mainly laid to lawn with path to the front door. The rear garden is also mainly laid to lawn with shrub and herbaceous borders and patio area. There is a garage with allocated parking.



DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the third exit into Higher Blandford Road. At the traffic lights turn left into Springdale Road and continue to the end. At the mini roundabout turn left into Wareham Road and then take the third turning on the right into Waterloo Road. Take the first turning on the right into Coventry Close and then first right again into Kiln Close.

COUNCIL TAX: Band C Dorset Council (East Dorset)

ENERGY EFFICIENCY RATING: Band C

VIEWING: Strictly by appointment through **HILLIER WILSON.**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PRIVACY POLICY

Please see our website for further details.

REF: R1784