

37 Warland Way
Corfe Mullen
Wimborne BH21 3TH

Price **£385,000** Freehold

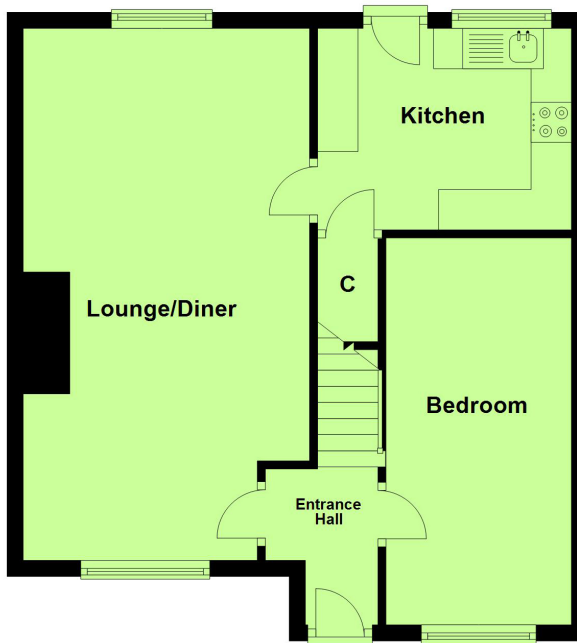


A VERY WELL PRESENTED THREE/FOUR
BEDROOM SEMI DETACHED FAMILY
HOME SET IN A POPULAR CUL-DE-SAC
LOCATION IN CORFE MULLEN CLOSE
TO LOCAL SHOPS AND AMENITIES.



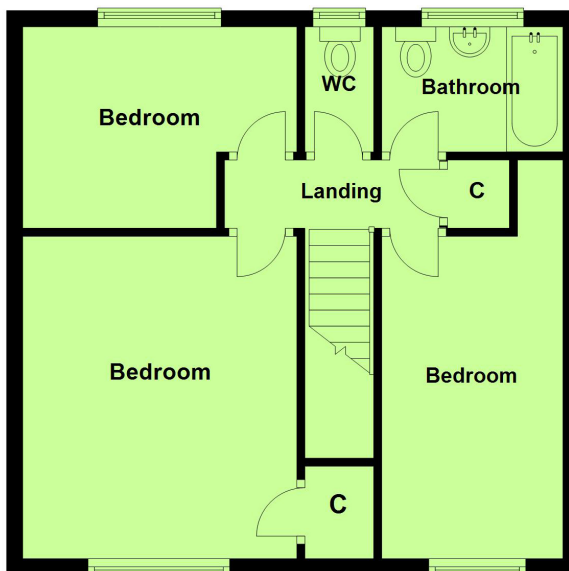
Ground Floor

Approx. 46.9 sq. metres (504.8 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.3 sq. feet)



Total area: approx. 90.8 sq. metres (977.1 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 HALL**

*** LOUNGE/DINING ROOM 21'8" x 11'1" (6.64m x 3.38m)**

*** KITCHEN 11' x 8'1" (3.35m x 2.46m)**

*** BEDROOM FOUR/STUDY 15'8" x 7'7" (4.81m x 2.34m)**

*** STAIRS TO FIRST FLOOR LANDING**

*** BEDROOM ONE 12'7" x 11'1" (3.87m x 3.38m)**

*** BEDROOM TWO 12'7" x 7'8" (3.87m x 2.37m)**

*** BEDROOM THREE 11'2" x 8'5" (3.41m x 2.59m)**

*** FAMILY BATHROOM 7'8" x 5'5" (2.37m x 1.67m)**

*** SEPARATE WC 5'5" x 2'7" (1.67m x 0.82m)**

*** DRIVEWAY PROVIDING OFF ROAD PARKING FOR NUMEROUS VEHICLES**

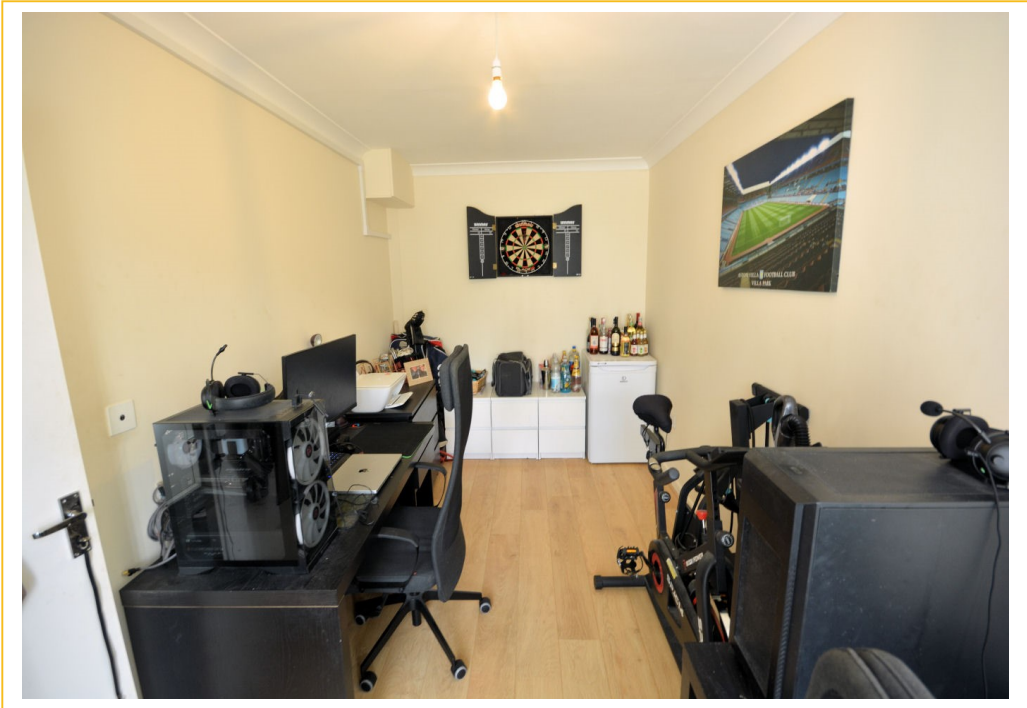
*** REAR GARDEN**

*** GAS FIRED CENTRAL HEATING WITH RADIATORS**

*** DOUBLE GLAZED WINDOWS**

*** ELECTRIC CAR CHARGING POINT**









ABOUT THIS PROPERTY

UPVC glazed front door leads to the entrance hallway. The lounge/dining room has dual aspect windows to front and rear and two radiators. The kitchen has a range of wall mounted and base storage cupboards and drawers, roll top work surfaces, single bowl single drainer stainless steel sink unit with mixer tap, Rangemaster oven with five ring burner gas hob and extractor fan above, part tiled walls, space and plumbing for washing machine, tumble dryer and dishwasher, built in storage cupboard and window and door to the rear garden. Ground floor bedroom four/study has window to the front aspect.

Stairs lead from the entrance hall to the first floor landing where there is access to loft space and built in cupboard housing the Worcester gas fired central heating boiler (new boiler, radiators and piping installed throughout in 2021). Bedroom one is to the front of the property with built in cupboard. Bedroom two is also to the front of the property with inset storage and hanging rail. Bedroom three is to the rear. The bathroom has a modern fitted white suite with low level flush WC, pedestal wash hand basin with mixer tap, panel enclosed bath with wall mounted electric shower and shower screen, part tiled walls, wall mounted heated towel rail and obscured double glazed window to the rear aspect. There is a separate WC with wall mounted wash hand basin with twin taps, part tiled walls and obscured double glazed window to the rear aspect.

The front of the property is predominantly laid to block paving providing off road parking for numerous vehicles with electric car charging point. The rear garden is laid to artificial grass with raised decking areas and patio area. Timber shed. Access along the side of the property leads to the front.



DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the third exit into Higher Blandford Road. At the Springdale Road traffic lights continue straight across passing Corfe Hills School on the left hand side. At the Windgreen roundabout turn left along Wareham Road and then take the third turning on the left into Phelipps Road. Take the first turning on the left into Ralph Road and then first right into Diprose Road and then first right again into Warland Way.

COUNCIL TAX: Band C Dorset (East Dorset) Council.

ENERGY EFFICIENCY RATING: Band D

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: R1793