

2 Springdale Grove
Corfe Mullen
Wimborne BH21 3QT

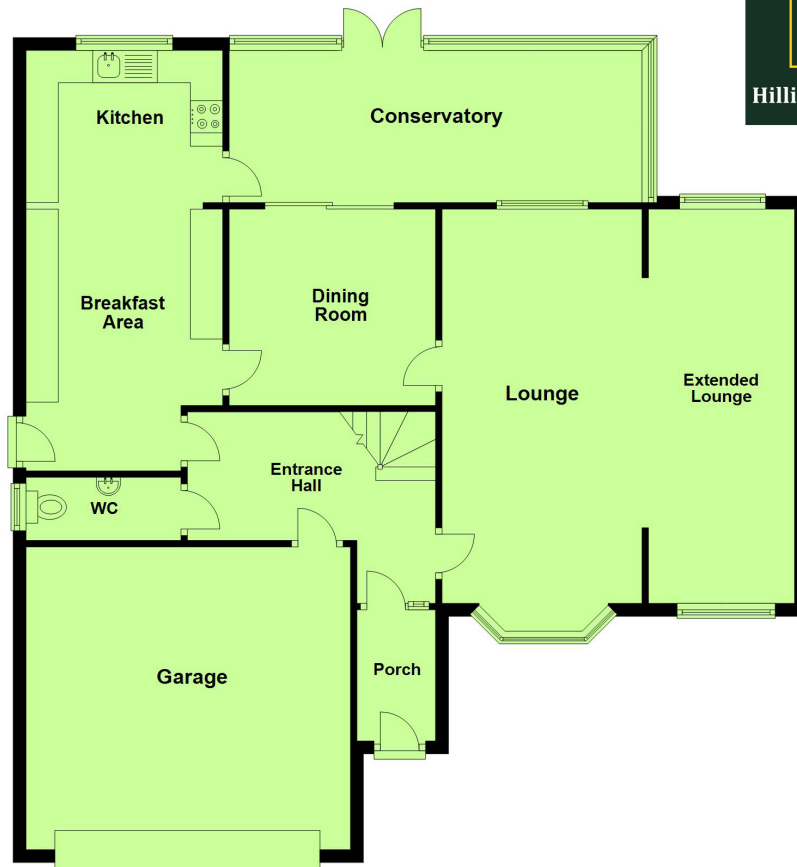
Price **£695,000** Freehold



AN EXCELLENTLY PRESENTED FOUR BEDROOM,
TWO BATHROOM DETACHED FAMILY HOME
SITUATED IN A QUIET RESIDENTIAL CUL-DE-SAC
LOCATION AND OFFERED TO THE MARKET
WITH NO FORWARD CHAIN.

Ground Floor

Approx. 125.9 sq. metres (1355.3 sq. feet)



First Floor

Approx. 70.6 sq. metres (760.0 sq. feet)



Total area: approx. 196.5 sq. metres (2115.3 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**
- * ENTRANCE HALLWAY**
- * CLOAKROOM 5'9" x 2'9" (1.79m x 0.88m)**
- * SITTING ROOM 19'4" x 18'9" (5.91m x 5.76m)**
- * DINING ROOM 10'5" x 10'4" (3.2m x 3.17m)**
- * CONSERVATORY 20'7" x 7'8" (6.3m x 2.37m)**
 - * KITCHEN 21'7" x 9'8" (6.61m x 2.98m)**
- * STAIRS RISING TO THE FIRST FLOOR LANDING**
- * BEDROOM ONE 13'8" x 10'9" (4.2m x 3.32m)**
- * EN SUITE SHOWER ROOM 10'9" x 4'6" (3.32m x 1.4m)**
 - * BEDROOM TWO 9'8" x 9'8" (2.98m x 2.98m)**
 - * BEDROOM THREE 13'3" x 8'9" (4.05m x 2.71m)**
 - * BEDROOM FOUR 9'9" x 7'7" (3.01m x 2.34m)**
- * FAMILY BATHROOM 8'4" x 6'2" (2.56m x 1.88m)**
- * INTEGRAL DOUBLE GARAGE 15'4" x 15'4" (4.69m x 4.69m)**
- * BLOCK PAVED DRIVEWAY PROVIDING OFF ROAD PARKING**
 - * FRONT AND REAR GARDENS**
 - * DOUBLE GLAZED WINDOWS**
- * GAS FIRED CENTRAL HEATING WITH RADIATORS**







ABOUT THIS PROPERTY

UPVC front door to the entrance porch in turn leading to the entrance hallway with understairs storage cupboard and door to the double garage. The ground floor cloakroom comprises low level flush WC and fitted mirror. The spacious sitting room has dual aspect windows to front and rear. The separate dining room has sliding door to the conservatory which in turn leads to the rear garden via double opening doors. The modern fitted kitchen has a range of wall mounted and base storage cupboards and drawers, integrated double oven, integrated induction hob with four ring burner 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, roll top work surfaces, glazed door to the conservatory, further door to the side aspect and window overlooking the rear garden.

Stairs lead to the first floor landing where there is access to loft space. Bedroom one benefits modern fitted wardrobes and a further storage cupboard. The en suite shower room comprises tiled shower cubicle with wall mounted shower, low level flush WC, pedestal wash hand basin with mixer tap and tiled splashback and wall mounted mirrored medicine cabinet. Bedroom two has a fitted wardrobe and window to the rear aspect. Bedroom three also has a fitted wardrobe and undereaves storage access. Bedroom four has window to the rear aspect. The modern fitted family bathroom comprises a p-shaped bath with mixer tap and overhead wall mounted shower and shower screen, low level flush WC, pedestal wash hand basin with mixer tap, wall mounted heated towel rail, wall mounted mirrored medicine cabinet and built in airing cupboard housing the hot water cylinder with slatted shelving.

The front garden is laid mainly to artificial lawn. There is a block paved driveway providing off road parking in turn leading to the integral double garage. The rear garden is mainly laid to lawn with paved patio areas and summerhouse.





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 then take the third turning on the left hand side into Springdale Grove.

COUNCIL TAX: Band F Dorset Council (East Dorset)

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: R1835