

113 Hillside Road
Corfe Mullen
Wimborne BH21 3SB

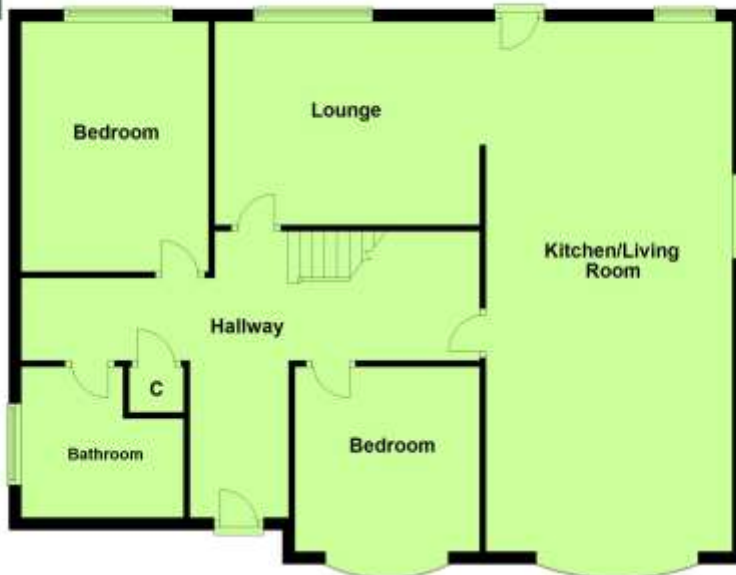
Offers in Excess of **£500,000** Freehold



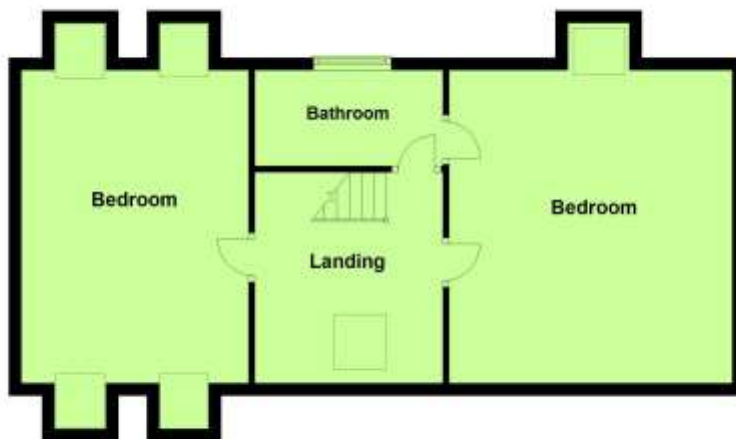
A UNIQUE OPPORTUNITY TO PURCHASE AN IMPECCABLY PRESENTED FOUR BEDROOM, TWO BATHROOM DETACHED FAMILY HOME OFFERING COUNTRYSIDE VIEWS AND SET IN A QUIET AND SOUGHT AFTER LOCATION.



Ground Floor



First Floor



Total area: approx. 159.2 sq. metres (1714.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of floors, 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 purchasers. 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 HALLWAY**

*** LOUNGE 14' 1" X 10' 9" (4.29m x 3.32m)**

*** OPEN PLAN KITCHEN/LIVING AREA 28' 3" X 13' 1" (8.62m x 3.99m)**

*** GROUND FLOOR BEDROOM THREE 13' 4" X 10' (4.08m x 3m)**

*** GROUND FLOOR BEDROOM FOUR 10' X 9' 11" (3m x 2.77m)**

*** FAMILY BATHROOM 9' 4" X 7' 8" (2.86m x 2.37m)**

*** STAIRS FROM THE HALLWAY RISE TO FIRST FLOOR**

*** BEDROOM ONE 15' 9" X 15' 3" (4.84m x 4.66m)**

*** BEDROOM TWO 11' 9" X 11' 2" (3.62m x 3.41m)**

*** BATHROOM 10' 6" X 5' 8" (3.23m x 1.76m)**

*** FRONT AND REAR GARDENS**

*** GARAGE AND OFF ROAD PARKING**

*** GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

Front door leads to the spacious entrance hallway giving access to all principle rooms. The superb kitchen/family room is open plan to the lounge and has a range of wall mounted and base storage cupboards and drawers, space and plumbing for dishwasher, fridge and freezer, one and a half bowl single drainer stainless steel sink unit with mixer tap, integrated double oven, large breakfast bar/island with storage cupboards beneath, triple aspect windows, feature woodburning stove and door to the rear garden. The lounge area has double opening doors leading to the balustraded decking area with fantastic far reaching countryside views.

There are two double bedrooms on the ground floor and a ground floor bathroom which comprises sunken bath with twin taps and overhead shower, pedestal wash hand basin with twin taps, bidet, low level flush WC, wall mounted heated towel rail and fully tiled walls.

Stairs lead from the entrance hallway to the spacious first floor landing area which has access to loft space and additional undereaves storage. Bedroom one has feature 'Velux' windows and offers superb far reaching countryside views. Bedroom two has built in wardrobes with sliding doors, 'Velux' window with far reaching views and undereaves storage. The first floor 'Jack and Jill' bathroom has pedestal wash hand basin with twin taps, panel enclosed bath with mixer tap, bidet, low level flush WC and obscured glazed window.

Outside, the front of the property has a five bar gate leading to the driveway providing off road parking for numerous vehicles and in turn leads to the single garage. The front garden is laid to lawn and shingle with raised shrub and herbaceous borders. The rear garden is tiered with a particular feature being a raised decking area with balustrade providing far reaching countryside views. The rear garden is predominantly laid to shingle with shrub and herbaceous borders. There is access down both sides of the property. There is a personal door to the garage.





DIRECTIONS:

Proceed away from Broadstone along the Higher Blandford Road and upon reaching the traffic lights take the left hand turning into Springdale Road. Continue until the very end of Springdale Road at which point take the left hand turning at the small roundabout onto Wareham Road and Hillside Road is on the right hand side.

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

ENERGY EFFICIENCY RATING: 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: R1861