

21 Dalkeith Road
Corfe Mullen
Wimborne BH21 3PQ

Price **£400,000** Freehold



A LIGHT AND AIRY THREE BEDROOM DETACHED BUNGALOW SITUATED IN A QUIET AND POPULAR RESIDENTIAL LOCATION, NOW IN NEED OF GENERAL UPDATING THROUGHOUT. OFFERED TO THE OPEN MARKET WITH NO FORWARD CHAIN.



Total area: approx. 90.6 sq. metres (975.3 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.

*** PORCH 6'2" x 3'3" (1.88m x 1m)**

*** ENTRANCE HALLWAY**

*** LIVING ROOM 17'6" x 11'3" (5.36m x 3.44m)**

*** KITCHEN/DINER 17'6" x 7'9" (5.36m x 2.4m)**

*** CONSERVATORY 17'5" x 6'1" (5.33m x 1.85m)**

*** BEDROOM ONE 14'1" x 10'1" (4.29m x 3.07m)**

*** BEDROOM TWO 10'6" x 9'8" (3.23m x 2.98m)**

*** BEDROOM THREE 10'6" x 9'1" (3.23m x 2.77m)**

*** FAMILY BATHROOM 8' x 5'5" (2.43m x 1.67m)**

*** DRIVEWAY PARKING**

*** SINGLE DETACHED GARAGE**

*** FRONT AND REAR GARDENS**

*** DOUBLE GLAZED**

*** GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

A UPVC double glazed door gives access into the entrance porch which in turn via a glazed door leads through to the entrance hallway which has loft access via a hatch and cupboard housing fuses. The light and airy living room has large window to front aspect, TV point and central fireplace with gas fire. The kitchen/diner has two windows and door to rear, range of wall and floor mounted cupboards, roll top work surfaces over, single sink with drainer and mixer tap, two built in cupboards; one of which houses the hot water tank with slatted shelving, space for tall fridge/freezer and oven. Off the kitchen/diner is the conservatory which gives access out to the rear garden.

Bedroom one has window to rear aspect with pleasant views over the garden and bedrooms two and three both have windows to side aspect. The family bathroom has frosted window to front aspect, fully tiled walls, low level flush WC, pedestal wash hand basin with hot and cold tap, shower cubicle with shower and panel enclosed bath with hot and cold tap.

To the front of the property is an area laid to lawn with a central path leading to the front door. A tarmac driveway leads along the side of the property providing off road parking for a number of vehicles which in turn leads to the single detached garage which has up and over door. One of the main features of this property is the secluded rear garden which has a patio running adjacent providing seating in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence and mature shrub borders. Hardstanding for greenhouse. Access along the side via a timber gate in turn leads to the front.





DIRECTIONS:

From the Broadway proceed to the main Broadstone roundabout and take the third exit into Higher Blandford Road. At the traffic lights turn left into Springdale Road and then take the fifth turning on the right hand side into Highfield Road. Dalkeith Road is the first turning on the left.

COUNCIL TAX: Band D Dorset Council (East Dorset)

ENERGY EFFICIENCY RATING: E.

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: R1865