

33 Stour View Gardens
Corfe Mullen
Wimborne BH21 3SZ

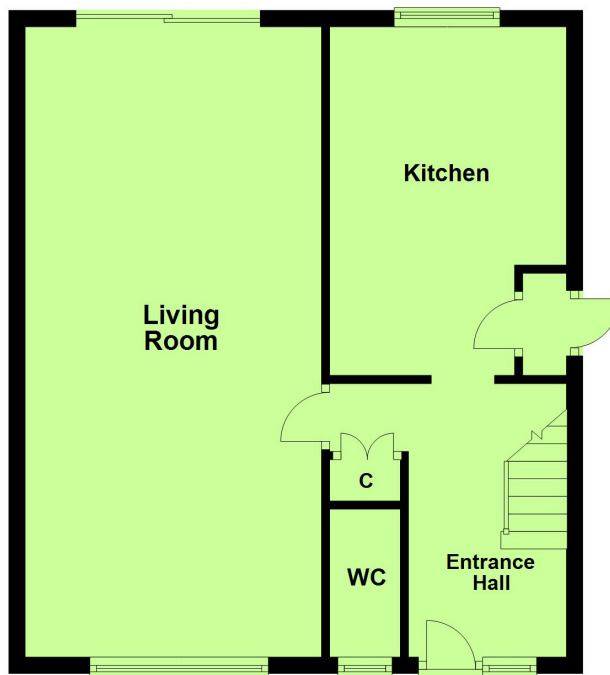
Offers in Excess of **£450,000** Freehold



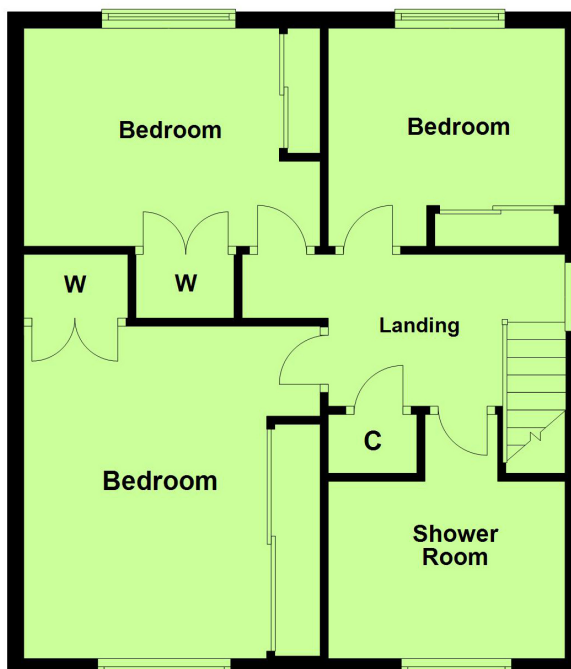
A SUPERBLY PRESENTED THREE BEDROOM DETACHED FAMILY HOME, SITUATED AT THE END OF A QUIET CUL-DE-SAC, BACKING ON TO CORFE MULLEN RECREATION GROUND. AN INTERNAL VIEWING IS A MUST TO FULLY APPRECIATE.



Ground Floor



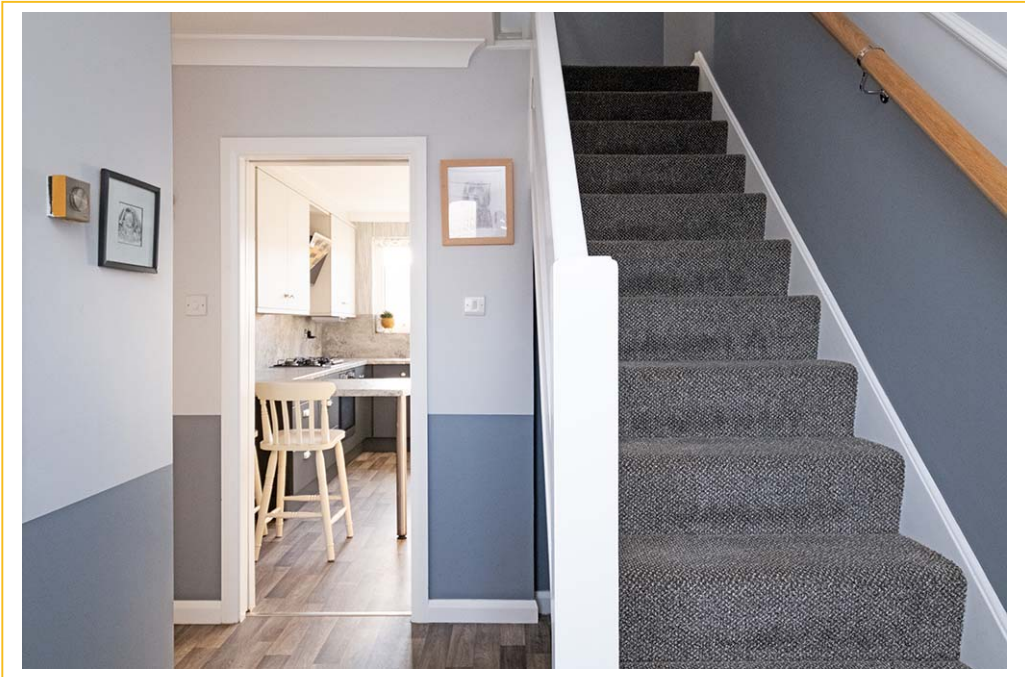
First Floor



Total area: approx. 102.5 sq. metres (1103.0 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 HALLWAY**
- * CLOAKROOM 5'4" x 3' (1.65m x 0.91m)**
- * LIVING/DINING ROOM 25'4" x 11'11" (7.72m x 3.63m)**
- * KITCHEN 14' x 9'6" (4.27m x 2.9m)**
- * STAIRS RISING TO FIRST FLOOR**
- * BEDROOM ONE 11'11" x 9'10" (3.63m x 2.99m)**
- * BEDROOM TWO 10'9" x 9'10" (3.28m x 2.99m)**
- * BEDROOM THREE 9'8 x 8'9" (2.94m x 2.67m)**
- * SHOWER ROOM 9'5" x 8'5" (MAXIMUM) (2.9m x 2.59m)**
- * SINGLE GARAGE 16'1" x 9'3" (4.89m x 2.82m)**
- * DRIVEWAY AND CAR PORT**
- * FRONT AND REAR GARDENS**
- * UPVC DOUBLE GLAZED**
- * GAS FIRED CENTRAL HEATING**









ABOUT THIS PROPERTY

Via the UPVC double glazed frosted front door with matching side screen gives access into the entrance hallway which has stairs rising to first floor, telephone point, understairs storage area, storage cupboard with double opening doors and access into the cloakroom which has frosted window to front aspect, part tiled walls, vanity unit with inset wash hand basin and mixer tap and low level flush WC. The light and airy living/dining room has window to front aspect, sliding patio doors leading to the rear garden, two TV points and central fireplace with surround and mantel. The kitchen has window to rear aspect, frosted door to side, telephone point, range of wall and floor mounted cupboards, roll top work surfaces, breakfast bar eating area, two nests of three drawers, single sink with drainer either side and mixer tap, integrated appliances to include dishwasher, fridge, oven, five ring gas hob and extractor fan over.

The first floor landing has window to side aspect, access to boarded loft space via a hatch with pull down ladder and airing cupboard with hot water tank and slatted shelving. Bedroom one has window to front aspect, built in cupboard with double opening doors and fitted wardrobes with sliding doors. Bedroom two has window to rear aspect with pleasant views, built in cupboard with double opening doors and fitted wardrobe with sliding mirrored doors incorporating a chest of drawers and TV point. Bedroom three has window to rear aspect with pleasant views, TV point and built in wardrobes with sliding mirrored doors. The spacious shower room has frosted window to front aspect, part tiled walls, low level flush WC, pedestal wash hand basin with hot and cold tap and sizeable walk in shower cubicle with shower.

To the front of the property is a low maintenance garden being laid to shingle and a tarmac driveway providing off road parking for a number of vehicles which in turn leads along the side of the property to the car port and single garage which has up and over door, light and power. The secluded rear garden has a patio running adjacent to the property providing seating in turn leading to the remainder which is laid to shingle, all of which are bound by timber fence and brick wall borders, steps lead up to a gate giving access to the Recreation Ground. Access along the side via a timber gate in turn leads to the front.



DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout taking the third exit into Higher Blandford Road. At the Springdale Road traffic lights continue straight across passing Corfe Hills School on the left. At the Windgreen roundabout take the third exit into Lockyers Road. At the next roundabout take the second exit into Wimborne Road and Stour View Gardens will be found on the left hand side.

COUNCIL TAX: Band D 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: R1868