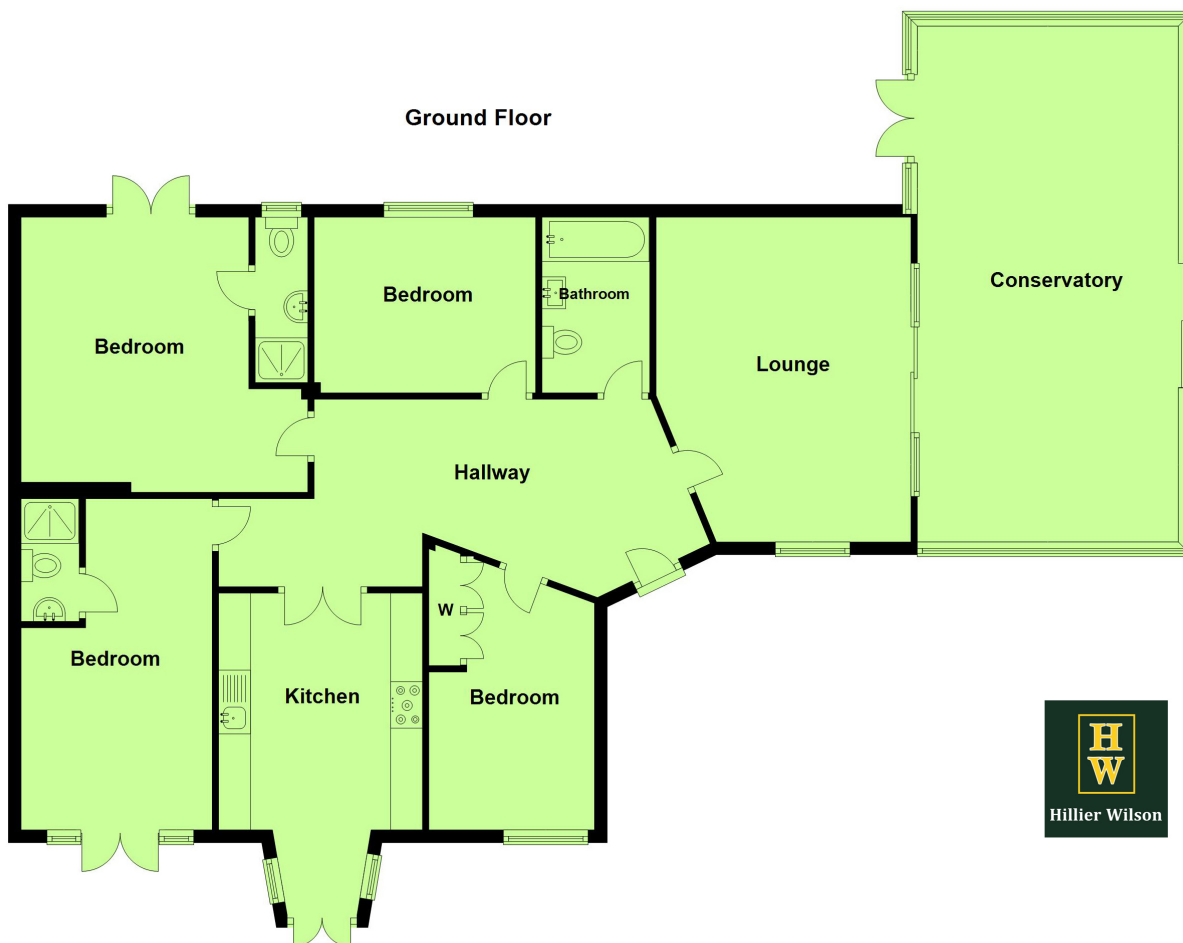


63c Albert Road  
Corfe Mullen  
Wimborne BH21 3QE

Offers in Excess of **£550,000** Freehold



A SIMPLY STUNNING FOUR BEDROOM,  
THREE BATHROOM DETACHED FAMILY  
BUNGALOW BENEFITTING FROM SIZEABLE  
CONSERVATORY AND NO FORWARD CHAIN.



Total area: approx. 148.2 sq. metres (1595.6 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**

**\* LOUNGE 16'10" x 12'7" (5.13m x 3.84m)**

**\* CONSERVATORY 27'11" x 14'1" (8.5m x 4.3m)**

**\* KITCHEN 16'10" x 10'6" (5.12m x 3.19m)**

**\* BEDROOM ONE 15'2" x 10'8" (4.63m x 3.25m)**

**\* EN SUITE SHOWER ROOM 10'10" x 2'11" (3.31m x 0.89m)**

**\* BEDROOM TWO 13'7" x 8'4" (4.14m x 2.54m)**

**\* EN SUITE SHOWER ROOM 6'6" x 4' (1.97m x 1.23m)**

**\* BEDROOM THREE 11'4" x 9' (3.45m x 2.75m)**

**\* BEDROOM FOUR 12'5" x 8'5" (3.78m x 2.56m)**

**\* FAMILY BATHROOM 11'3" x 5'6" (3.43m x 1.68m)**

**\* OFF ROAD PARKING**

**\* FRONT, SIDE AND REAR GARDENS**

**\* UPVC DOUBLE GLAZED**

**\* GAS FIRED CENTRAL HEATING**





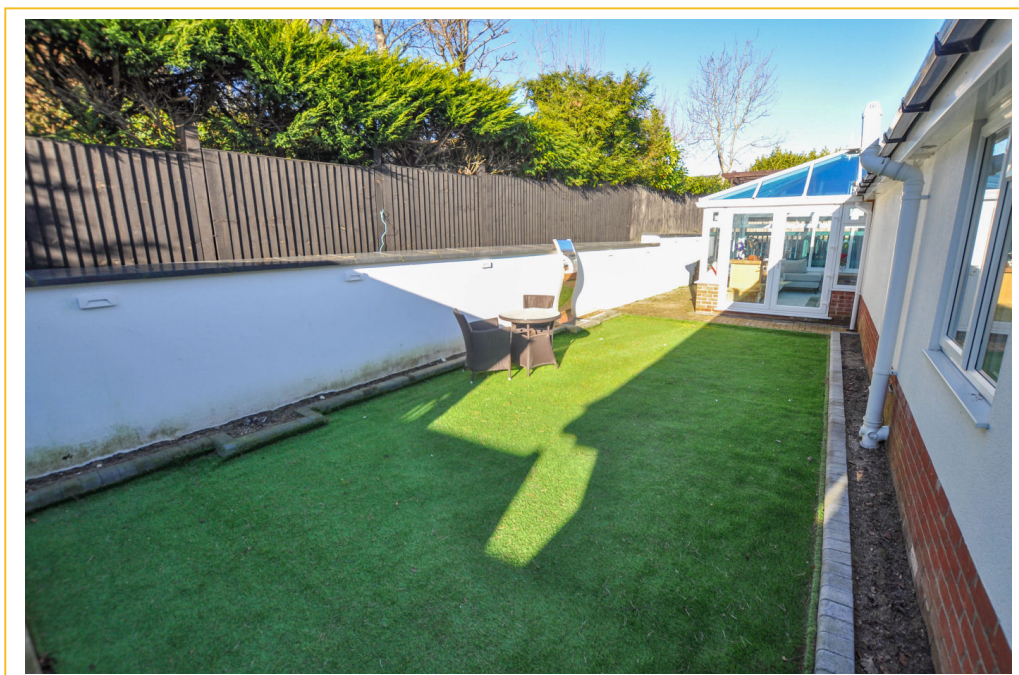


**ABOUT THIS PROPERTY**

The double glazed frosted front door gives access into the entrance hallway which has loft access via a hatch. The light and airy lounge has window to front aspect, TV point and sliding patio doors leading to the spacious conservatory which has tiled flooring, number of power points and access to the side and rear garden. The kitchen has a range of wall and floor mounted cupboards, work surfaces over, part tiled walls, one and a quarter single sink with drainer and mixer tap, nest of three drawers, integrated appliances to include dishwasher, washing machine, fridge, freezer, oven, grill, five ring gas hob and extractor fan over.

Bedroom one has window to rear aspect, double opening doors giving access to the garden, TV point and access into the en suite shower room which has frosted window to rear, tiled flooring, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and shower cubicle with shower. Bedroom two has double opening doors leading to a private area and benefits from an en suite shower room which has fully tiled walls and flooring, towel ladder radiator, wash hand basin with mixer tap, low level flush WC and walk in shower cubicle with shower. **Both bedrooms one and two have their own private entrances and could therefore be used as a potential annex for a relative/rental income.** Bedroom three has window to rear aspect with pleasant views over the garden and TV point. Bedroom four has window to front aspect and benefits from fitted wardrobes with double opening doors. The family bathroom has frosted window to rear aspect, tiled flooring, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and Jacuzzi bath with mixer tap and shower attachment over.

To the front of the property, a block paved driveway provides off road parking for a number of vehicles. The front garden is laid to two sections; the first of which being laid to further block paving leading to the remainder which is laid to artificial lawn, all of which are bound by timber fence and mature shrub borders. Further side garden has steps leading up to a decked area with pergola over and the low maintenance rear garden is bound by timber fence and brick wall borders and laid to artificial lawn. Hardstanding for summer house.





**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 fifth turning on the right into Highfield Road. Albert Road is the first turning on the right hand side.

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

**ENERGY EFFICIENCY RATING:** Band C

**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: R1877**