

16 Dalkeith Road
Corfe Mullen
Wimborne BH21 3PQ

Price **£425,000** Freehold



A SUPERBLY PRESENTED TWO DOUBLE
BEDROOM DETACHED BUNGALOW SITUATED
IN A QUIET AND POPULAR RESIDENTIAL
LOCATION AND OFFERED TO THE MARKET
WITH NO FORWARD CHAIN.



Total area: approx. 83.5 sq. metres (898.9 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 5'6" x 2'1" (1.71m x 0.64m)**

- * ENTRANCE HALL 15'4" x 5'9" (MAXIMUM) (4.69m x 1.79m)**

- * SITTING ROOM 17'3" x 10' (5.27m x 3.04m)**

- * L-SHAPED KITCHEN/DINING ROOM 18'8" x 17'6" (5.73m x 5.36m)**

- * UTILITY/CLOAKROOM 9'9" x 6'9" (3.01m x 2.11m)**

- * BEDROOM ONE 14'1" x 9'8" (4.29m x 2.98m)**

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

- * FAMILY BATHROOM 7'9" x 5'4" (2.41m x 1.64m)**

- * FRONT, SIDE & REAR GARDENS**

- * OFF ROAD PARKING**

- * SINGLE GARAGE**

- * UPVC DOUBLE GLAZED**

- * GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

Sliding patio door gives access into the porch which has tiled flooring and a UPVC double glazed frosted door leads into the entrance hall which has tiled flooring, cupboard housing fuses and loft access via a hatch. The light and airy sitting room has large window to front aspect, TV point and central fireplace with tiled surround, hearth and mantel. The spacious L-shaped kitchen/dining room has window to side aspect, double glazed doors leading to the rear, range of wall and floor mounted cupboards, working surfaces over, one and a quarter single sink with drainer and mixer tap, tiled flooring, two useful storage cupboards with double opening doors, breakfast bar eating area and integrated appliances to include oven and four ring gas hob. The utility/cloakroom has frosted window to rear aspect, tiled flooring, wall and floor mounted cupboards, roll top work surfaces, part tiled walls, space and plumbing for washing machine, vanity unit with inset wash hand basin and mixer tap and low level flush WC.

Bedroom one has window to rear aspect with pleasant views over the rear garden. Bedroom two has window to side aspect. The family bathroom has frosted window to front aspect, part tiled walls, tiled flooring, towel ladder radiator, vanity unit with inset wash hand basin and mixer tap, low level flush WC and P-shaped bath with hot and cold tap with shower over.

To the front of the property is an area laid to lawn with a central pathway leading to the front door. The rear garden is predominantly laid to shingle and lawn, bound by timber fence and mature shrub borders. The side garden is also laid to lawn with hardstanding for shed. At the rear of the property via wrought iron gates, there is hardstanding providing off road parking for a number of vehicles. The single detached garage has electric up and over door, light, power and stable door to side.





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: 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: R1907