

90a Wareham Road
Corfe Mullen
Wimborne BH21 3LQ

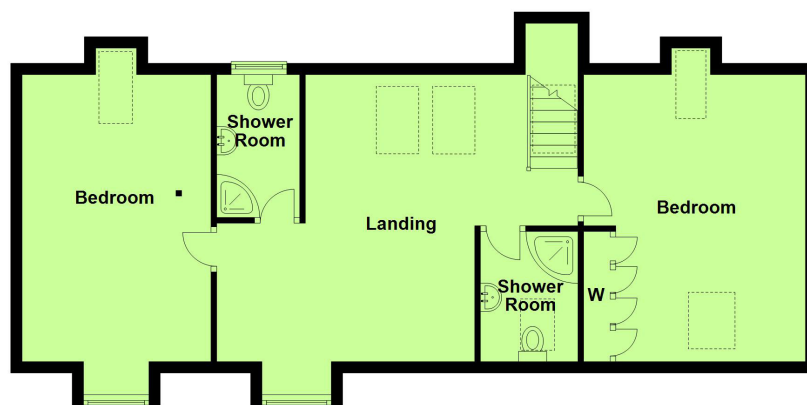
Price **£550,000** Freehold



A SUPERB OPPORTUNITY TO PURCHASE
A FIVE BEDROOM, FOUR BATHROOM
DETACHED FAMILY HOME BENEFITTING
FROM VERSATILE LIVING ACCOMMODATION.
OFFERED TO THE MARKET WITH NO
FORWARD CHAIN.



First Floor



Total area: approx. 225.6 sq. metres (2428.8 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 PORCH
- * ENTRANCE HALLWAY
- * KITCHEN 10'8" x 10'2" (3.29m x 3.1m)
- * LOUNGE/DINING ROOM 23'1" x 12'1" (7.04m x 3.68m)
 - * CONSERVATORY 11'8" x 8'7" (3.59m x 2.65m)
 - * SITTING ROOM 16'1" x 11'9" (4.9m x 3.62m)
 - * OFFICE 11' x 9' (3.35m x 2.74m)
- * BEDROOM ONE 17' x 10'8" TO WARDROBE FRONTS (5.18m x 3.29m)
 - * EN SUITE BATHROOM 9'5" x 5'9" (2.89m x 1.79m)
 - * BEDROOM TWO 10'4" x 8'9" (3.16m x 2.71m)
 - * BEDROOM THREE 10'4" x 7'9" (3.16m x 2.4m)
 - * FAMILY SHOWER ROOM 6'5" x 5'4" (1.98m x 1.64m)
 - * STAIRS LEADING TO FIRST FLOOR
 - * LANDING/GAMES ROOM 16'9" x 15'1" (SLOPED CEILING)
(5.15m x 4.6m)
- * BEDROOM FOUR 16'4" x 12'8" (SLOPED CEILING) (4.99m x 3.9m)
- * BEDROOM FIVE 16'8" x 10'9" (SLOPED CEILING) (5.12m x 3.32m)
- * SHOWER ROOM ONE 8'3" x 4'7" (SLOPED CEILING) (2.52m x 1.43m)
 - * SHOWER ROOM TWO 7'3" x 5'5" (2.22m x 1.67m)
 - * FRONT & REAR GARDENS
 - * OFF ROAD PARKING
 - * DOUBLE CAR PORT
 - * INTEGRAL SINGLE GARAGE
 - * GAS FIRED CENTRAL HEATING WITH RADIATORS
 - * DOUBLE GLAZED WINDOWS









ABOUT THIS PROPERTY

The entrance porch leads into the entrance hallway with built in storage cupboard. The kitchen has a range of wall mounted and base storage cupboards and drawers, integrated double oven, one and a half bowl single drainer sink unit with mixer tap, space and plumbing for washing machine and integrated four ring burner induction hob. The kitchen is open plan to the lounge/dining room with double opening doors to the garden and further sliding glazed door to the conservatory which has triple aspect windows and sliding doors to the rear garden. From the lounge/dining room there is a door to the office with window to the rear aspect. The sitting room is to the front of the property with feature tiled fireplace. There are three ground floor bedrooms all having the benefit of built in wardrobes. The en suite bathroom comprises corner bath with mixer tap, pedestal wash hand basin with mixer tap, low level flush WC and tiled shower cubicle. The ground floor shower room comprises tiled corner shower cubicle, pedestal wash hand basin with mixer tap, low level flush WC, built in vanity unit and fitted mirror.

Stairs lead from the lounge/dining room to the first floor landing/games room which is very spacious with additional undereaves storage, Velux windows to the rear and window to the front aspect. There are two first floor bedrooms both with Velux windows. There are also two first floor shower rooms both with tiled shower cubicle, low level flush WC, pedestal wash hand basin and fitted mirror.

The front of the property is laid to lawn and off road parking leading to a double car port and integral single garage. The rear garden has a raised decking area, summerhouse, pond with feature bridge and pergola, lawn with shrub and herbaceous borders.



DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the third exit into Higher Blandford Road. At the Springdale Road traffic lights continue straight across passing Corfe Hills School on the left and at the Windgreen roundabout turn left into Wareham Road. After approximately half a mile the property can be found on the right hand side just before Henbury View Road.

COUNCIL TAX: Band E 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: R1925