

75 Wareham Road  
Corfe Mullen  
Wimborne BH21 3JX

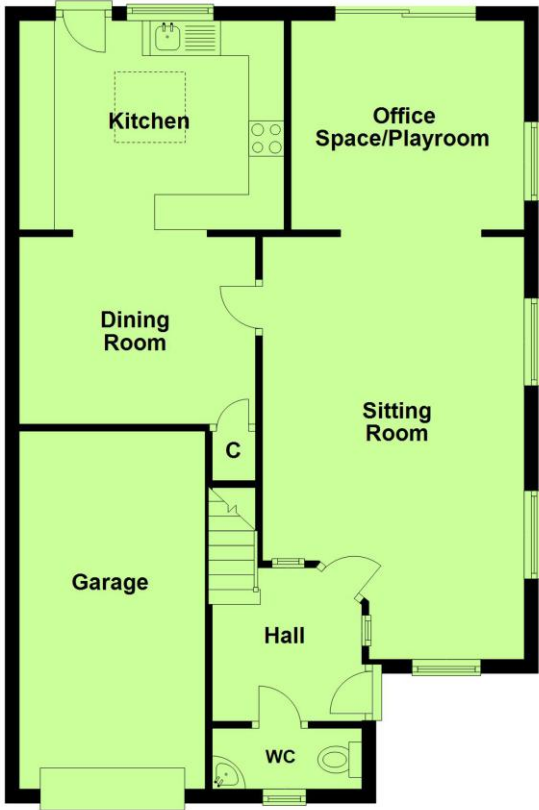
Price **£585,000** Freehold



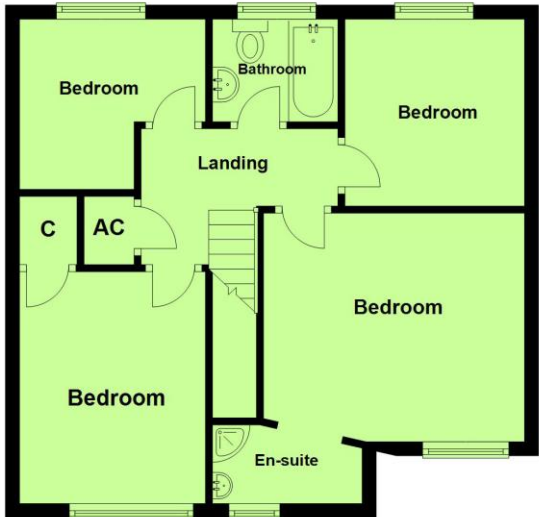
A SUPERBLY PRESENTED FOUR BEDROOM,  
DETACHED FAMILY HOME, SITUATED IN A  
POPULAR RESIDENTIAL LOCATION WITHIN  
SOUGHT AFTER SCHOOL CATCHMENTS,  
BENEFITTING FROM SIZEABLE REAR GARDEN.



Ground Floor



First Floor



Total area: approx. 118.7 sq. metres (1278.2 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 and 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 HALL 7'2" x 6'1" (2.19m x 1.85m)**
- \* CLOAKROOM 5'6" x 2'9" (1.71m x 0.88m)**
- \* SITTING ROOM 19'6" x 11'5" (5.97m x 3.51m)**
- \* OFFICE SPACE/PLAYROOM 10'8" x 9'7" (3.29m x 2.95m)**
- \* DINING AREA 11'7" x 9'7" (3.56m x 2.95m)**
- \* KITCHEN 12'3" x 10'3" (3.74m x 3.13m)**
- \* STAIRS RISING TO FIRST FLOOR**
- \* BEDROOM ONE 11'6" x 10'5" (3.53m x 3.19m)**
- \* EN SUITE SHOWER AREA 5'4" x 5'1" (1.64m x 1.55m)**
- \* BEDROOM TWO 11'3" x 8'6" (3.44m x 2.62m)**
- \* BEDROOM THREE 8'8" x 8'3" (2.68m x 2.52m)**
- \* BEDROOM FOUR 8'7" (MAXIMUM) x 8'6" (2.65m x 2.62m)**
- \* FAMILY BATHROOM 5'8" x 5'7" (1.76m x 1.73m)**
- \* AMPLE OFF ROAD PARKING**
- \* SIZEABLE REAR GARDEN**
- \* UPVC DOUBLE GLAZED**
- \* GAS FIRED CENTRAL HEATING**









**ABOUT THIS PROPERTY**

A double glazed frosted front door gives access into the entrance hall which has stairs rising to the first floor, telephone point and access into the cloakroom which has frosted window to front aspect, part tiled walls, corner wash hand basin with mixer tap and low level flush WC. The light and airy sitting room has window to front aspect, two further windows to side, TV point and archway leading through to the office area/playroom which has Velux window, window to side and double opening doors leading to the rear garden. The dining area has understairs storage cupboard, tiled flooring and access into the kitchen which has frosted door and window to rear, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, Velux window, nest of three drawers, one and a quarter single sink with drainer and mixer tap, tiled flooring and space for washing machine, tumble dryer, American style fridge/freezer, dishwasher, Range cooker and integrated extractor fan over.

The first floor landing has loft access via a hatch and airing cupboard with hot water tank and slatted shelving. Bedroom one has window to front aspect with pleasant far reaching views, TV point and access into the en suite shower area which has frosted window to front aspect, part tiled walls, vanity unit with inset wash hand basin and mixer tap and corner shower cubicle with 'Mira' shower. Bedroom two has window to front aspect with pleasant outlook, TV point and built in storage cupboard. Bedrooms three and four both have windows to rear aspect with views over the rear garden. The family bathroom has frosted window to rear aspect, fully tiled walls, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and panel enclosed bath with mixer tap and 'Mira' shower over.

To the front of the property an in and out driveway provides off road parking for a number of vehicles and at the side, via double opening timber gates, is a further area for parking, ideal for boat/caravan. One of the main features of this delightful family home is the secluded and sizeable rear garden which has a patio running adjacent providing seating in turn leading to the remainder which is laid to lawn, further area to the rear providing further seating, hardstanding for summerhouse, all of which are bound by timber fence and mature shrub 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.

**COUNCIL TAX:** Band D Dorset Council

**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: R1997**