

84 Hillside Road
Corfe Mullen
Wimborne BH21 3SG

Price **£595,000** Freehold

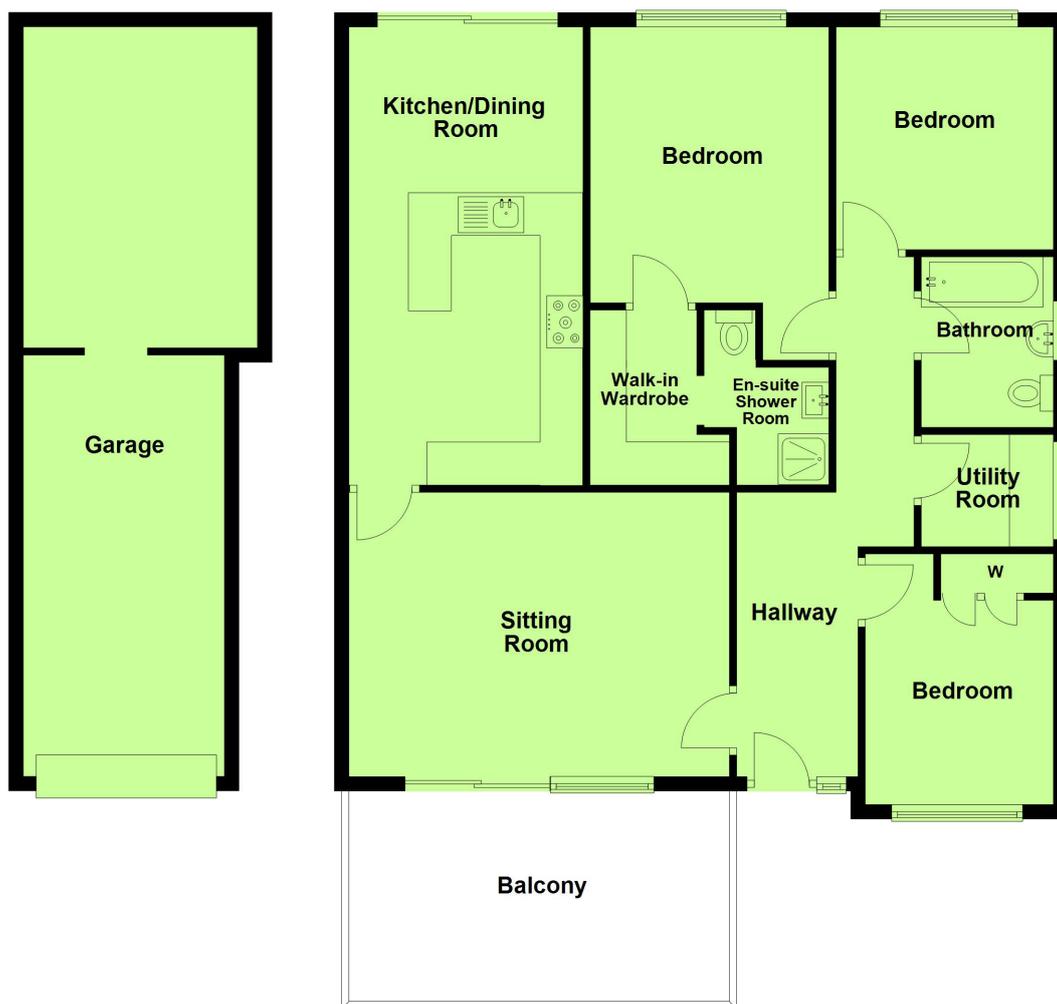


AN EXCEPTIONALLY WELL PRESENTED,
REFURBISHED, AND EXTENDED DETACHED
FAMILY BUNGALOW, BENEFITTING A
WESTERLY FACING BALCONY WITH FAR
REACHING COUNTRYSIDE VIEWS.



Lower Ground

Ground Floor



Total area: approx. 133.3 sq. metres (1435.0 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 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 HALLWAY**
- * SITTING ROOM 17'2" x 13'5" (5.24m x 4.11m)**
- * KITCHEN/DINING ROOM 21'4" x 10'4" (6.52m x 3.16m)**
- * UTILITY ROOM 5'9" x 5'1" (1.79m x 1.55m)**
- * BEDROOM ONE 15'2" (MAXIMUM) x 10'1" (4.63m x 3.07m)**
- * EN SUITE SHOWER ROOM 8'3" (MAXIMUM) x 5'6" (2.52m x 1.71m)**
- * BEDROOM TWO 10'1" x 9'8" (3.07m x 2.98m)**
- * BEDROOM THREE 11'5" x 8'5" (3.51m x 2.59m)**
- * FAMILY BATHROOM 8' x 6' (2.43m x 1.82m)**
- * SINGLE GARAGE**
- * DRIVEWAY PARKING**
- * FRONT AND REAR GARDENS**
- * GAS FIRED CENTRAL HEATING WITH RADIATORS**
- * DOUBLE GLAZED**







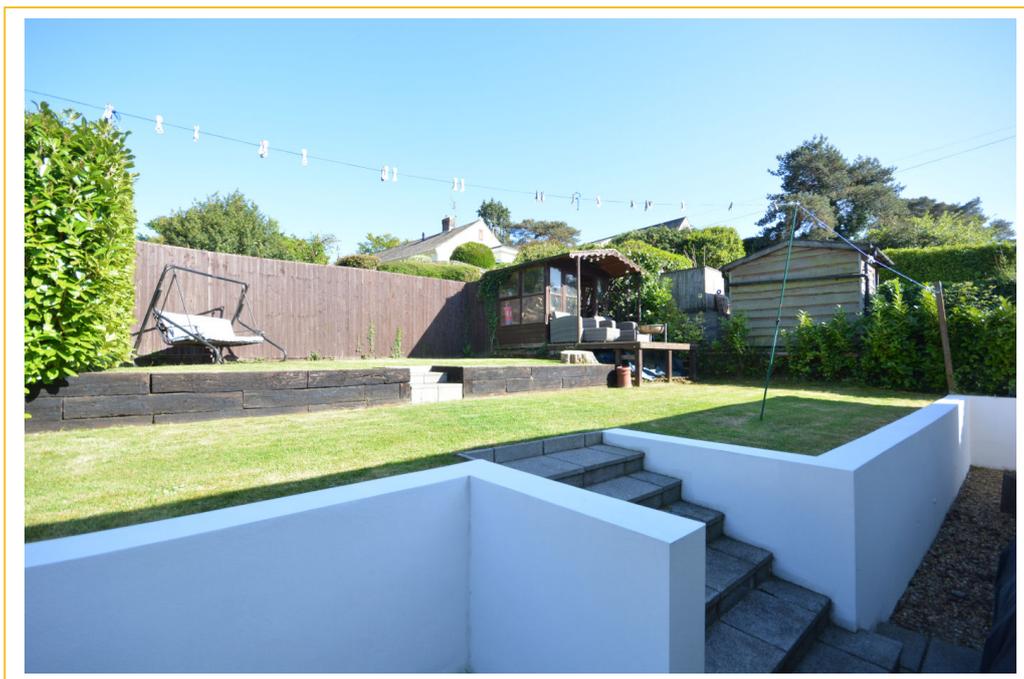
ABOUT THIS PROPERTY

Front door leads to the spacious entrance hallway with fitted built in storage. The sitting room has a feature multi-fuel woodburner with hearth and beam and sliding glazed door to the spacious balcony which is west facing and offers far reaching countryside views. The sizeable kitchen/dining room has a range of wall mounted and base storage cupboards and drawers, breakfast bar, five ring burner 'Kenwood' oven with extractor fan above, integrated fridge/freezer and dishwasher, single bowl single drainer stainless steel sink unit with mixer tap, feature exposed brick walling, feature lantern and sliding patio door to the rear garden. The utility room has a roll top work surface and built in cupboard, space and plumbing for washing machine, wall mounted heated towel rail and access to loft space.

Bedroom one is to the rear of the property with walk in dressing area and en suite shower room with low level flush WC, wash hand basin with mixer tap and vanity unit beneath, wall mounted heated towel rail, shower cubicle with feature spotlighting and extractor fan. Bedrooms two and three with bedroom two having the benefit of fitted wardrobes. The family bathroom has bath with shower screen and dual action showers, spotlighting and extractor fan, pedestal wash hand basin with mixer tap, low level flush WC and wall mounted heated towel rail.

The front garden is elevated with a lawned area, further shingle area provides off road parking and in turn leads to the single garage. There is a large storage area/workshop to the rear of the garage (basement). The rear garden is tiered with lawned areas, elevated summer house with decking area, paved patio and access to the side of the property.





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 at the mini roundabout turn right into Wareham Road. Take the third turning on the left into Heckford Road and at the T-junction turn right into Hillside 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: R1983