

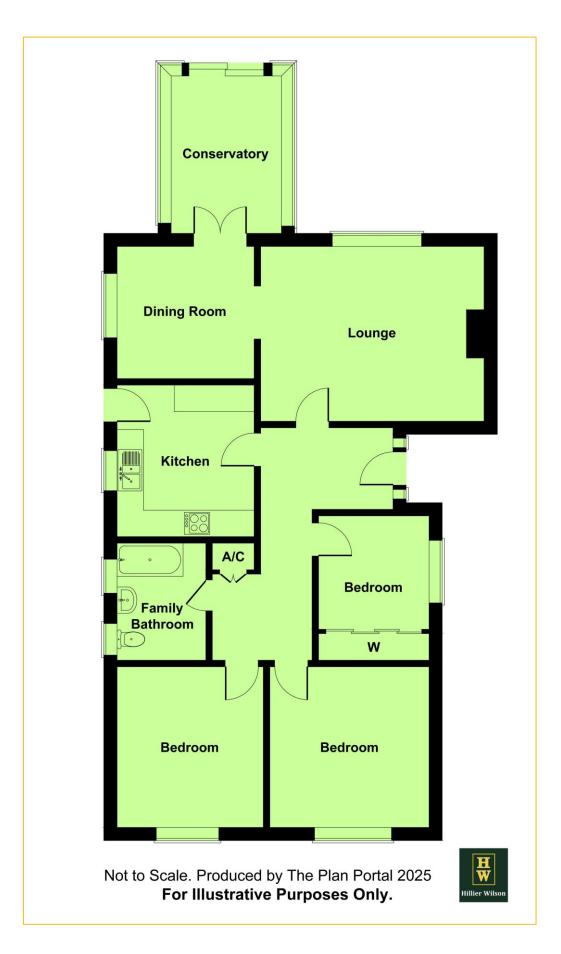
9 Highfield Road Corfe Mullen Wimborne BH21 3PA

Price Guide **£500,000 - £525,000** Freehold



A WELL PRESENTED THREE BEDROOM DETACHED FAMILY BUNGALOW, HAVING BEEN MODERNISED BY THE CURRENT OWNERS, AND OFFERED TO THE MARKET WITH NO FORWARD CHAIN.





* ENTRANCE HALLWAY

* LOUNGE/DINING ROOM 27'8" x 9'9" EXTENDING TO 12'9" (8.47m x 3.02m EXTENDING TO 3.93m)

- * CONSERVATORY 11'7" x 8'2" (3.57m x 2.5m)
 - * KITCHEN 11'3" x 10'2" (3.44m x 3.11m)
- * BEDROOM ONE 11'9" x 11'9" (3.63m x 3.63m)
- * BEDROOM TWO 11'9" x 10'9" (3.63m x 3.32m)
- * BEDROOM THREE 10'9" x 8'5" (3.32m x 2.6m)
- * FAMILY BATHROOM 8'7" x 6'7" (2.65m x 2.04m)
 - * SINGLE GARAGE
 - * **OFF ROAD PARKING**
 - * FRONT AND REAR GARDENS
- * GAS FIRED CENTRAL HEATING WITH RADIATORS
 - * DOUBLE GLAZED WINDOWS

9 HIGHFIELD ROAD, CORFE MULLEN, WIMBORNE.













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ABOUT THIS PROPERTY

Glazed front door leads to the entrance hallway where there is access to loft space and built in airing cupboard. The lounge/dining room is to the rear of the property with feature stone fireplace, windows to the rear and side aspects and glazed door to the conservatory with triple aspect windows and door to the rear garden. The kitchen has a range of wall mounted and base storage cupboards and drawers, integrated oven with four ring burner gas hob and extractor fan above, one and a half bowl single drainer sink unit with mixer tap, part tiled walls, roll top work surfaces, space and plumbing for washing machine and tumble dryer, space for upright fridge/freezer and door and window to the side aspect.

Bedrooms one and two are to the front of the property. Bedroom three has a side aspect window. The family bathroom has been recently installed and comprises low level flush WC, wash hand basin with mixer tap and vanity unit beneath, bath with mixer tap and wall mounted shower with shower screen, wall mounted heated towel rail, part tiled walls and tiled floor.

The front of the property is predominantly laid to tarmac for off road parking in turn leading to the single garage. The sizeable rear garden is mainly laid to lawn with patio areas and is enclosed by modern timber fencing. Access to the side.





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 into Highfield Road.

COUNCIL TAX: Band E 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.