

55 Hadrian Way  
Corfe Mullen  
Wimborne BH21 3XF

Price **£335,000** Freehold



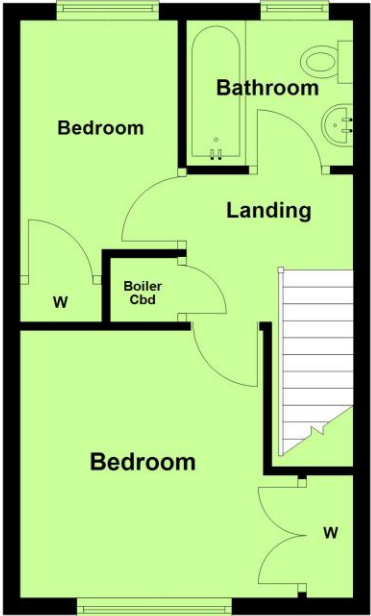
AN OPPORTUNITY TO PURCHASE A  
BEAUTIFULLY PRESENTED TWO BEDROOM  
SEMI DETACHED PROPERTY SET IN A QUIET  
AND POPULAR CUL-DE-SAC LOCATION IN  
CORFE MULLEN AND CLOSE TO AMENITIES  
AND NATURE RESERVE.



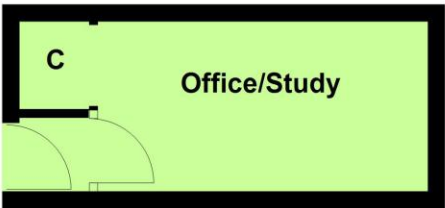
Ground Floor



First Floor



Outbuilding



Total area: approx. 64.8 sq. metres (697.3 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**

**\* KITCHEN 10'5" X 6'1" (3.17m x 1.86m)**

**\* LIVING ROOM 14'2" X 12'10" (4.32m x 3.92m)**

**\* STAIRS TO FIRST FLOOR LANDING**

**\* BEDROOM ONE 10'6" X 10'9" (3.29m x 3.2m)**

**\* BEDROOM TWO 9'11" X 6'2" (3.02m x 1.67m)**

**\* FAMILY BATHROOM 6'6" X 5'8" (1.72m x 1.97m)**

**\* SEPARATE OFFICE/STUDY 12'10" X 6'7" (2.01m x 3.91m)**

**\* GAS FIRED CENTRAL HEATING**

**\* UPVC DOUBLE GLAZED**

**\* FRONT AND REAR GARDENS**

**\* DRIVEWAY PARKING FOR TWO VEHICLES**

**\* SOUGHT AFTER CUL-DE-SAC LOCATION**











**ABOUT THIS PROPERTY**

Front door leads to the welcoming entrance hallway with archway to the modern fitted kitchen which comprises a range of wall mounted and base storage cupboards and drawers, integrated appliances to include oven, four ring burner gas hob with extractor fan above, space and plumbing for washing machine and upright fridge/freezer, one and a half bowl single drainer sink unit with mixer tap and window to the front aspect. The spacious lounge /diner has double opening doors and further window overlooking the rear garden.

Stairs lead from the entrance hallway to the first floor landing with built in airing cupboard and access to loft space. Bedroom one is to the front of the property with bedroom two to the rear. The modern fitted bathroom comprises a panel enclosed bath with wall mounted shower and shower screen, sink unit with mixer tap and vanity unit beneath, low level flush WC, frosted window to the rear aspect, feature attractive tiling.

Outside, the front of the property is laid to lawn with a driveway providing off road parking for two cars, in turn leading to the converted garage which is now an office/music studio. The rear garden is enclosed by timber panelled fencing and is mainly laid to lawn with shrub and herbaceous borders. There is a paved patio area adjacent to the double opening doors from the lounge/diner. Access to the side leads to the front of the property.







**DIRECTIONS:**

From Broadstone Centre proceed to the Broadstone roundabout and take the third exit into Higher Blandford Road. At the traffic lights continue straight across passing Corfe Hills School on the left and at the mini roundabout turn right into Lockyers Road. Take the first right hand turning into Roman Heights and at the T-junction turn left into Hadrian Way.

**COUNCIL TAX:** Band C      Dorset Council

**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: R2024**