

8 Orchard Lane
Corfe Mullen
Wimborne BH21 3SU

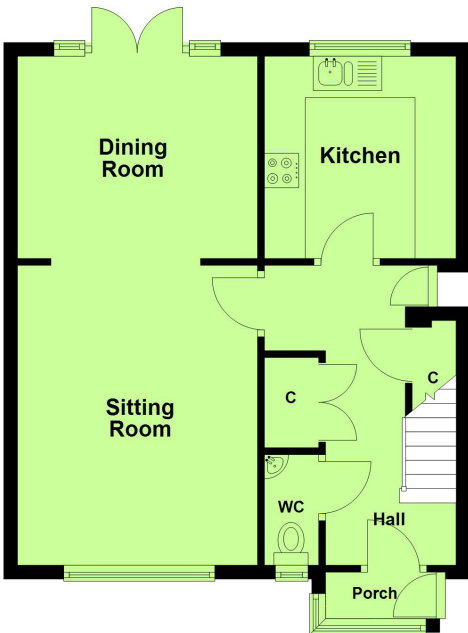
Price **£450,000** Freehold



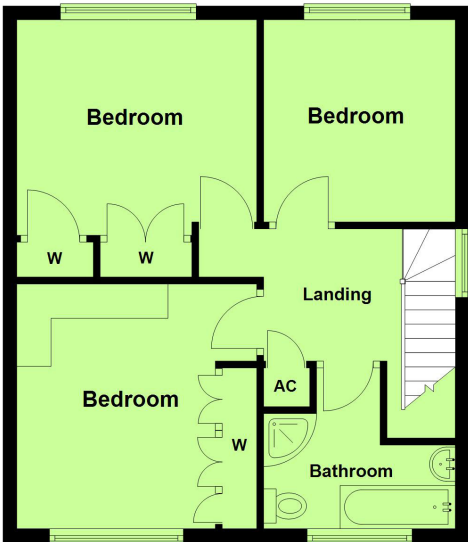
A THREE BEDROOM DETACHED
FAMILY HOME WITH SOME FAR
REACHING COUNTRYSIDE VIEWS
AND OFFERED FOR SALE WITH NO
FORWARD CHAIN.



Ground Floor



First Floor



Total area: approx. 95.6 sq. metres (1028.5 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 PORCH**
- * ENTRANCE HALLWAY**
- * DOWNSTAIRS CLOAKROOM 5'6" X 2'9" (1.7m x 0.88m)**
- * KITCHEN 10' X 9'5" (3.04m x 2.89m)**
- * LOUNGE 14'7" X 11'8" (4.48m x 3.59m)**
- * DINING ROOM 11'8" X 10' (3.59m x 3.04m)**
- * STAIRS RISING TO THE FIRST FLOOR LANDING**
- * BEDROOM ONE 11'9" X 11'9" (3.62m x 3.62m)**
- * BEDROOM TWO 11'9" X 10'6" (3.62m x 3.23m)**
- * BEDROOM THREE 10'1" X 9'5" (3.07m x 2.89m)**
- * FAMILY BATHROOM 9'5" MAXIMUM X 8'1" (2.89m x 2.46m)**
- * GAS FIRED CENTRAL HEATING**
- * FRONT AND REAR GARDENS**
- * DRIVEWAY AND GARAGE**
- * SOUGHT AFTER CUL-DE-SAC LOCATION**
- * POPULAR SCHOOL CATCHMENT**
- * NO FORWARD CHAIN**







ABOUT THIS PROPERTY

Front door leads into the entrance porch in turn leading to the entrance hallway which has obscured glazed UPVC double glazed door to side aspect, built in storage cupboard and further downstairs storage cupboard. The downstairs cloakroom comprises low level flush WC, wash basin with twin taps and tiled splashback. The kitchen has a range of wall mounted and base storage cupboards and drawers, four ring burner gas hob with double oven beneath and extractor fan over, one and a half bowl single drainer sink unit with mixer tap, space and plumbing for washing machine, integrated fridge/freezer and dishwasher and part tiled walls. The lounge has feature electric fireplace and hearth/surround. An archway leads through to the dining room which in turn leads to the rear garden.

From the entrance hallway stairs lead to the first floor landing which has access to loft space and built in airing cupboard. Bedroom one is to the front of the property with far reaching countryside views and built in wardrobes and further built in furniture. Bedrooms two and three are to the rear of the property with bedroom two having a built in wardrobe and further built in storage cupboard. The family bathroom comprises a panel enclosed bath with twin taps, pedestal wash hand basin with twin taps, low level flush WC, tiled cubicle with wall mounted electric shower and fully tiled walls.

Outside, the front of the property is mainly laid to lawn and a tarmac driveway provides off road parking in turn leading to the single garage. The rear garden is tiered with ornamental fishpond, two paved patio areas and shrub and herbaceous borders.





DIRECTIONS:

From Broadstone proceed towards Corfe Mullen along Higher Blandford Road and continue until you reach the Windgreen roundabout. Take the second exit straight on and continue past Lockyers Middle School. Then turn left down Pardys Hill and take the first turning on the left into Haywards Lane. Orchard Lane is at the end of this road on the left.

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: R2022