

39 Dalkeith Road
Corfe Mullen
Wimborne BH21 3PQ

Price **£450,000** Freehold



A STUNNING TWO DOUBLE BEDROOM
DETACHED BUNGALOW, SITUATED IN
A QUIET AND POPULAR RESIDENTIAL
CUL-DE-SAC, BENEFITTING FROM SUPERB
KITCHEN/DINING ROOM, SIZEABLE REAR
GARDEN AND NO FORWARD CHAIN.

Ground Floor



Total area: approx. 75.2 sq. metres (810.0 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 15'6" x 5'7" (MAXIMUM) (4.75m x 1.73m)**
 - * **SITTING ROOM 17'6" x 11'4" (5.36m x 3.47m)**
 - * **KITCHEN/DINING ROOM 17'4 x 13'7" (5.3m x 4.17m)**
- * **BEDROOM ONE 12'3" TO WARDROBE FRONT x 10' (3.74m x 3.04m)**
 - * **BEDROOM TWO 10'5" x 9'1" (3.2m x 2.77m)**
 - * **FAMILY BATHROOM 8' x 5'3" (2.43m x 1.61m)**
- * **DRIVEWAY PARKING**
- * **DETACHED SINGLE GARAGE**
- * **FRONT AND REAR GARDENS**
- * **DOUBLE GLAZED**
- * **GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

Feature Oak and frosted glass front door gives access into the entrance hallway which has cupboard housing fuses and loft access via a hatch. The light and airy sitting room has fireplace, telephone point, TV point and large window to front. The stunning kitchen/dining room has window to rear, double opening doors giving access to the garden, two useful storage cupboards, one of which houses the 'Baxi' wall mounted boiler and hot water tank, range of wall and floor mounted cupboards, quartz work surfaces over, two nests of pan drawers, single sink with mixer tap with integrated drainer, feature undercounter lighting, double opening doors leading to the sitting room and integrated appliances to include fridge, freezer, dishwasher, washing machine, tumble dryer, oven, grill/microwave and four ring ceramic hob.

Bedroom one has window to rear with pleasant views over the garden, TV point and a range of fitted wardrobes. Bedroom two has window to side. The family bathroom has frosted window to front, fully tiled walls, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin with hot and cold tap and bath with mixer tap and shower over.

To the front of the property is an area laid to lawn and a tarmac driveway providing off road parking for a number of vehicles in turn leading to the single garage which has up and over door, light, power and personal double glazed door to side. One of the main features of this delightful property is the sizeable and secluded rear garden which has a patio running adjacent providing seating in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence and mature shrub borders. Further patio to rear. Hardstanding for timber shed. Access along the side in turn leads to the front.





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 on the right hand side into Highfield Road. Dalkeith Road is the first turning 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: R2102