



23 VIOLET FARM CLOSE, CORFE MULLEN, WIMBORNE, DORSET, BH21 3DR
£500,000 FREEHOLD

A SPACIOUS 3 DOUBLE BEDROOM DETACHED BUNGALOW WITH GARAGE, AMPLE OFF ROAD PARKING AND SOUTH FACING REAR GARDEN, SITUATED IN A QUIET CUL-DE-SAC.

SUMMARY:

Built in 1964, and owned by our clients since 1999, the property is now in 'dated' condition, requiring refurbishment, but offers great scope for improvement. The bungalow benefits from gas central heating and replacement UPVC double glazing.

A glazed entrance porch leads to a reception hall with laminate flooring, built-in coat cupboard, and retractable ladder to a part boarded loft with a fitted light.

AT A GLANCE

- 3 bedrooms, all with cupboards
- Lounge, kitchen and conservatory
- Bathroom & cloakroom
- Off road parking, garage & south facing garden



DESCRIPTION:

The dual aspect lounge has laminate flooring, a fireplace (with inset electric fire) and a door to a rear conservatory. Also from the lounge, double doors lead to a dining room with laminate flooring and a glazed serving hatch.

The kitchen has units, worktops, space and plumbing for washing machine and dishwasher, space and connection for gas or electric cooker, Stoves gas hob, space for under-counter fridge and freezer, Glow Worm gas central heating boiler, and door to a covered utility area (with outside water tap and personal door to the garage.)

A central hallway (with airing cupboard) leads to the bedrooms. Bedrooms 1 and 2 are dual aspect rooms with built-in wardrobes, and bedroom 3 has a wardrobe and an open plan shower cubicle. The bathroom comprises bath (with shower over), wash basin, WC and towel radiator, and there is also a cloakroom with WC and recessed wash basin.

The bungalow sits within a large garden plot, nicely set back from the road.



A sweeping driveway to the side leads to a hardstanding area for parking and to the large single garage, which has an electric up-and-over door, lighting and power points.

There are lawns, and a side gate leads to the private, south facing rear garden which is predominately lawned, with well stocked shrub borders and a timber summerhouse.

LOCATION:

Corfe Mullen provides a range of shops including a Co-op supermarket, schools for all age groups including the renowned Corfe Hills, a health practice and local bus services. There are scenic walks across the Upton Heath SSSI, which offers outstanding views towards the backwaters of Poole Harbour. The nearby market town of Wimborne offers a wide range of shops and amenities, and the coastal town of Poole, which has a mainline rail link to London Waterloo, is within about 20 minutes' drive.

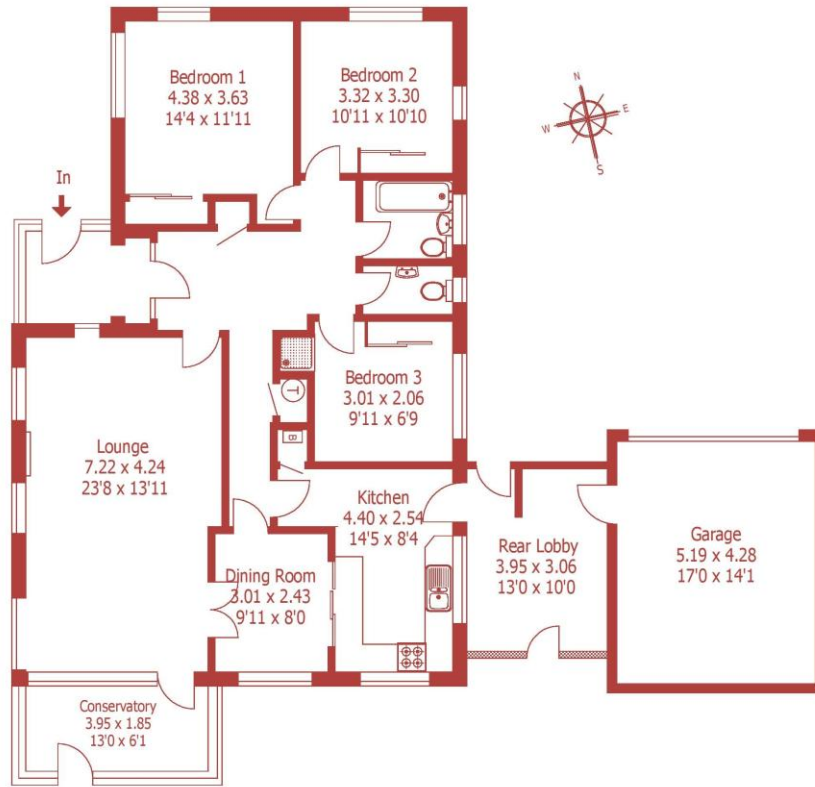
COUNCIL TAX: Band E

DIRECTIONS:

From Wimborne, proceed along Julians Road to the Lake Gates roundabout, and take the second exit into Wimborne Road. Proceed up the hill and, at the roundabout, take the third exit, passing Lockyers School on the left. At the T-junction, turn right, and turn right again into Badbury View. Turn first right into Violet Farm Close and number 23 can be found on the right hand side.



Approximate Gross Internal Area :- 129 sq mt / 1390 sq ft
 Garage / Rear Lobby Approximate Gross Internal Area :- 35 sq mt / 370 sq ft



For identification purposes only, not to scale, do not scale



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	75 C
39-54	E		
21-38	F		
1-20	G		

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