



51 HIGHFIELD ROAD, CORFE MULLEN, WIMBORNE, DORSET, BH21 3PB
£435,000 FREEHOLD

A 2 BEDROOM, 2 RECEPTION ROOM DETACHED BUNGALOW WITH AN ATTRACTIVE, WEST FACING GARDEN, A GARAGE AND A BLOCK PAVED DRIVEWAY, OFFERING GREAT POTENTIAL FOR IMPROVEMENT, AND SITUATED IN A CENTRAL POSITION IN THE POPULAR VILLAGE OF CORFE MULLEN.

DESCRIPTION:

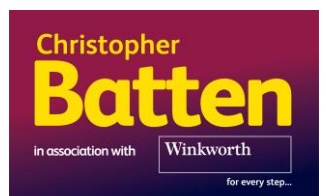
The entrance hall has wall mounted cupboards, an airing cupboard (with radiator), a meter cupboard and a loft access. The kitchen features units, worktops, Neff electric hob, Neff built-in double oven, and space for a fridge. The L-shaped living room overlooks the garden and has an electric fire on a marble effect hearth, fitted wall lights and a serving hatch to the kitchen.



AT A GLANCE

- 2 double bedrooms
- Living room & dining room/study
- Kitchen & utility room
- Garage & block paved parking
- Established, west facing rear garden

Wimborne | 01202 841171 | properties@christopherbatten.com





There is a separate dining room/study with a built-in shelf unit. A step leads down to a dual aspect utility room with plumbing for washing machine, space for fridge-freezer, door to the garden, and door a cloakroom (with toilet, vanity wash basin with cupboard beneath, mirrored cabinet and heated towel rail).

To the front there are 2 double bedrooms, one of which has sliding doors to a walk-in wardrobe. The re-fitted shower room comprises shower cubicle, toilet, vanity wash basin and heated towel rail).

Outside, a block paved slipway leads to a driveway providing off road parking, and there is a carport at the side of the bungalow.

There is an attractive, established rear garden. A small patio leads to a lean-to with double doors to both front and rear, with storage space and space for tumble dryer. A meandering paved path leads to the garage which is split into workshop and storage areas. The garden is mainly laid to lawn, with a range of mature planting, a vegetable patch, a greenhouse, a shed, fruit trees and a pond. There is a sun canopy over the living room window.



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 market town of Wimborne, approximately 3 miles away, 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 D

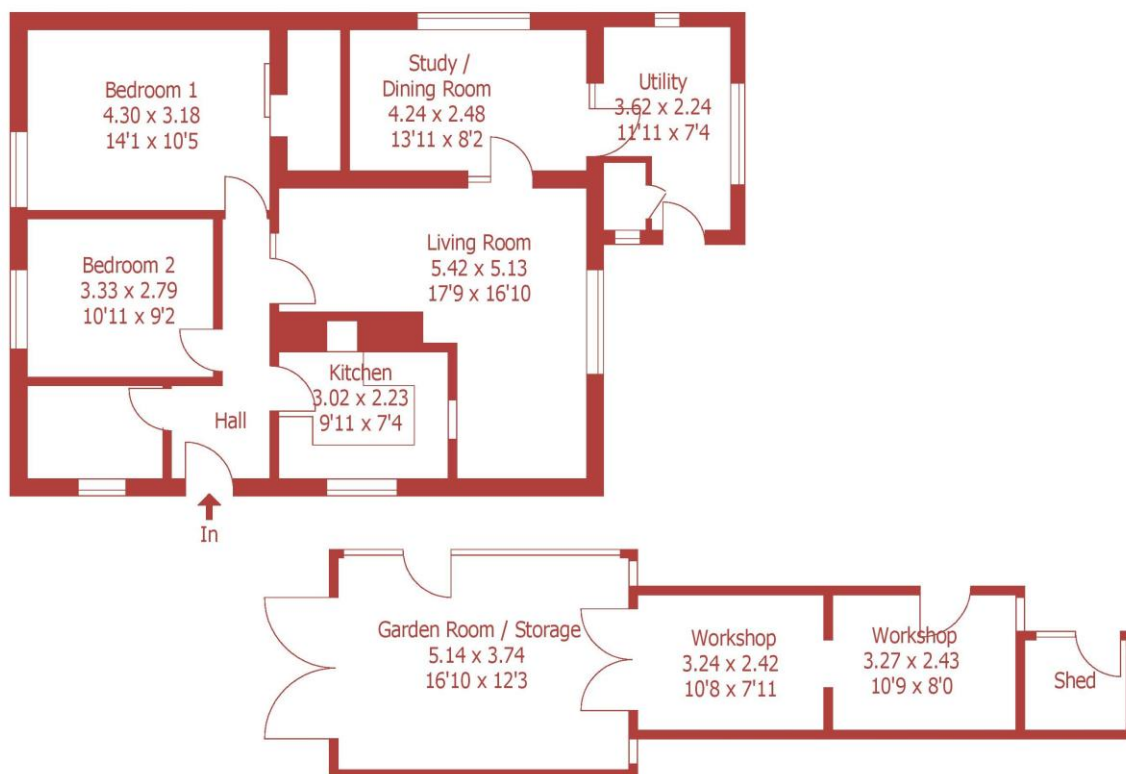
DIRECTIONS:

From Broadstone, proceed up Springdale Road, and over the Roman Road into Corfe Mullen. Take a right hand turn into Highfield Road, and number 51 can be found on the left hand side.





Approximate Gross Internal Area :- 88 sq mt / 945 sq ft
Outbuildings Approximate Gross Internal Area :- 39 sq mt / 418 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	66 D	74 C
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER: Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Wimborne | 01202 841171 | properties@christopherbatten.com

christopherbatten.co.uk

