

Christopher  
**Batten**



4 Jubilee Close

Corfe Mullen, Wimborne, BH21 3BN

**£350,000 Freehold**



A well maintained and presented modern 3 bedroom semi-detached house in a small cul-de-sac on a popular residential development. The property offers contemporary style living accommodation benefitting from gas central heating and sealed unit double glazing.

Corfe Mullen has many amenities including shops, a Co-op supermarket, a health practice and schools for all age groups, and bus services connect to the market town of Wimborne Minster and the coastal town of Poole, which has a mainline rail link to London Waterloo.

#### Entrance hall

Timber laminate flooring, and a built-in cupboard.

#### Sitting/dining room

The dual aspect living/dining room has laminate flooring and a patio door to the rear garden, and leads to a central hallway.

#### Cloakroom

WC and wash basin.

#### Kitchen

The modern fitted kitchen has units, worktops, gas central heating boiler, appliance space, and stable door to the rear garden.

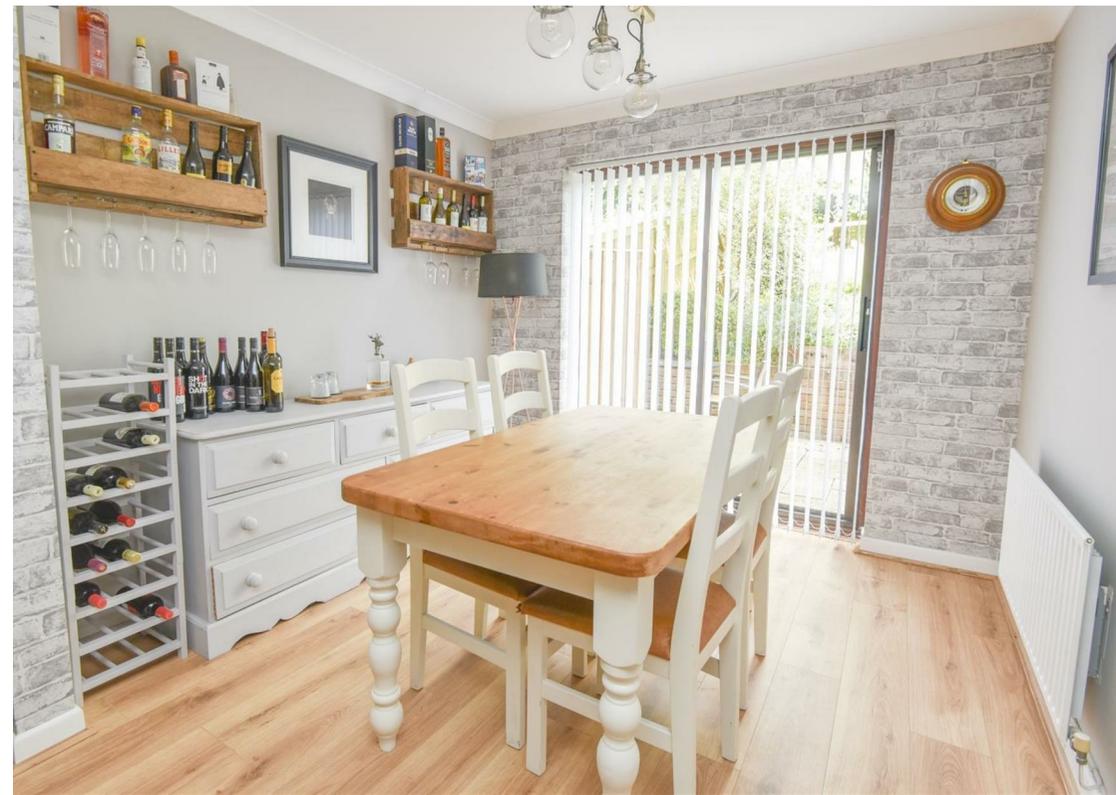
The first floor landing has an airing cupboard.

#### Bedroom 1

A spacious double bedroom with built-in mirrored wardrobes.

#### Bedroom 2

A spacious double bedroom.





### Bedroom 3

Overlooking the rear garden.

### Bathroom

Bath (with shower and screen over), WC, wash basin and towel radiator.

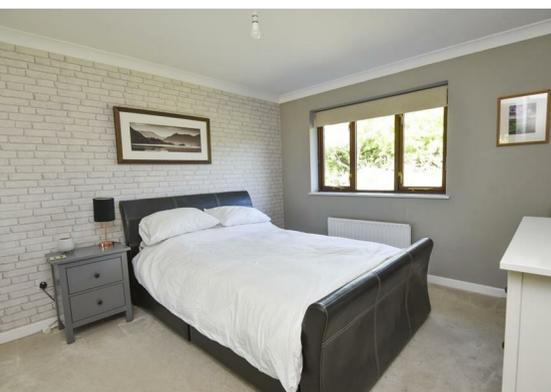
### Outside

A driveway provides off road parking and leads to an integral garage with up-and-over door. A side gate gives access to the rear garden which has a paved patio, a low retaining wall and steps to a raised sloping lawn interspersed with shrubs.



### Directions

From Wimborne, proceed along Julians Road to the Lake Gates roundabout at the junction with the A31. Take the second exit into Wimborne Road and proceed up the hill, passing the Lambs Green Inn on the left. At the roundabout, take the second exit into Lockyers Road. At the next roundabout, take the second exit into Wareham Road and proceed past the private health club and Co-op store on the right. Turn left into Phelipps Road and take the second turning on the left into Jubilee Road. At the bottom of the hill, turn left and proceed into Jubilee Close.

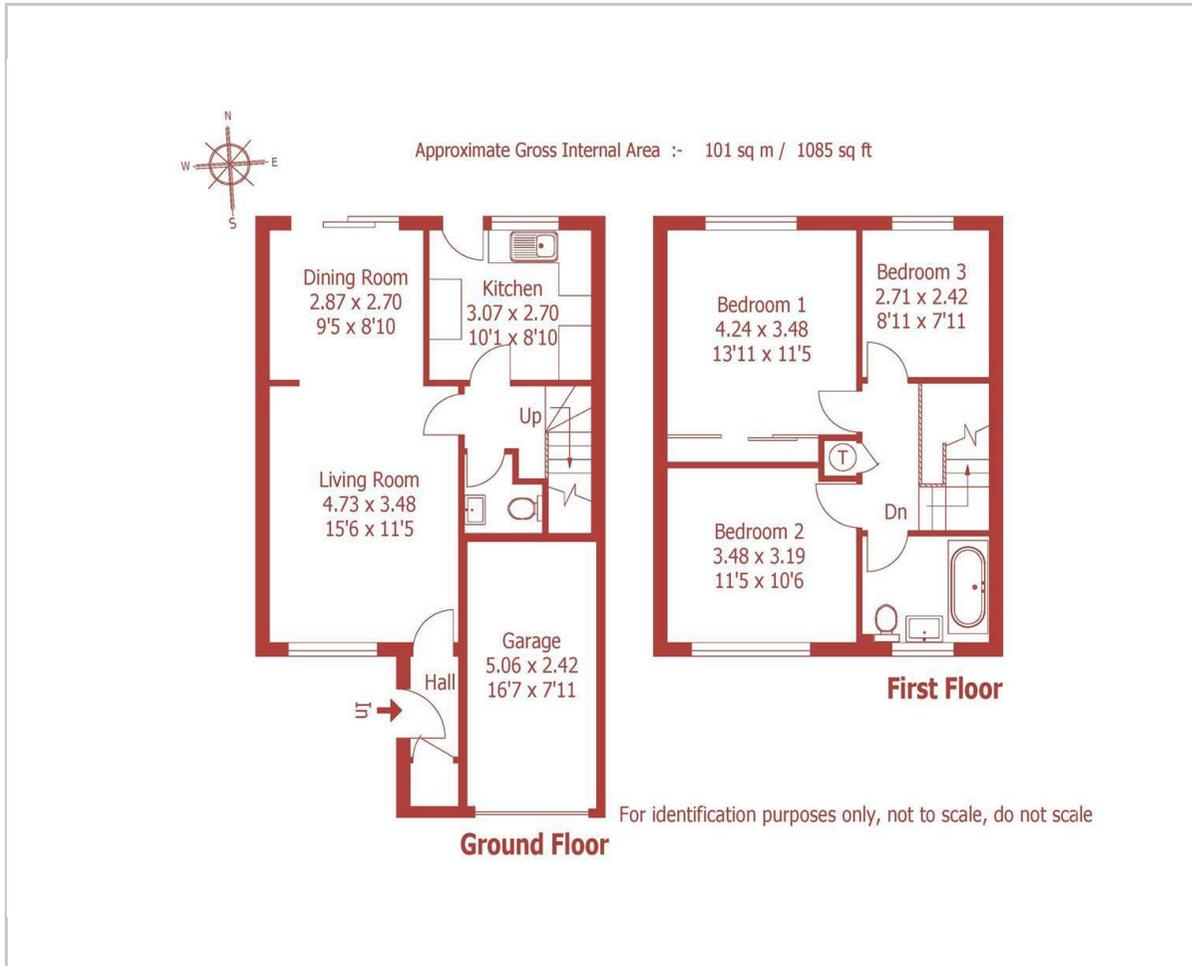


### Council Tax

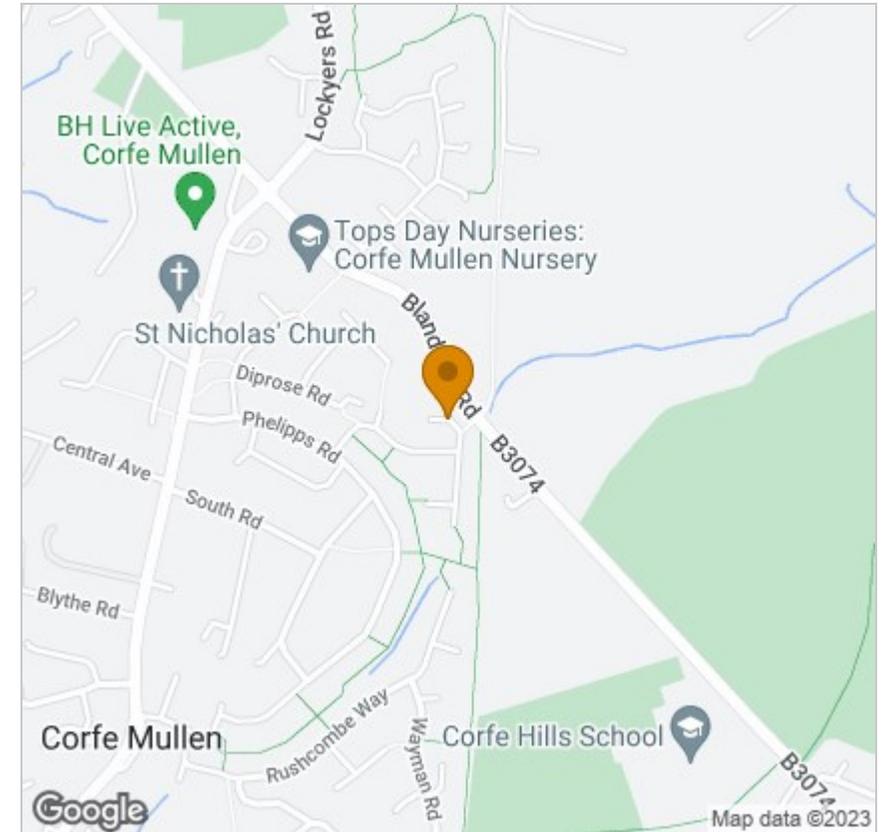
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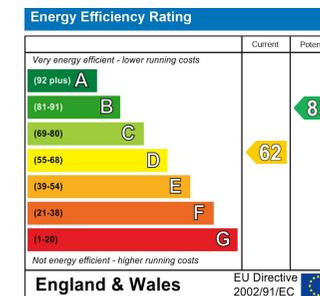
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

By prior arrangement through Christopher Batten

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