



9 Blaney Way, Corfe Mullen,
Wimborne, Dorset, BH21 3UG

A beautifully presented, modern 4
bedroom detached family house with
off road parking, a garage/workshop
and an impressively
landscaped garden.



PRICE GUIDE: £495,000
FREEHOLD

Council Tax: Band E
EPC Rating: Band C





The property stands in an elevated position at the head of this small residential cul-de-sac, enjoying far reaching views towards open countryside.

It has been refurbished and well maintained, and is presented in exemplary condition, benefitting from gas central heating, UPVC double glazing, a modern kitchen/breakfast room, a family bathroom and an en suite shower room.

An entrance lobby leads to a reception hall, off of which is a cloakroom (with WC and wash basin.)

From the hall, double doors to a large, dual aspect lounge/dining room with plaster cornice ceiling, feature fireplace (with log burner), serving hatch to the kitchen, and French doors to the rear garden.



1



4



2



The kitchen/breakfast room features an excellent range of units and worktops, integrated induction hob, extractor and electric double oven, space for American style fridge-freezer, space and plumbing for washing machine and slimline dishwasher, and door to outside.

From the hall, stairs lead to a large first floor landing with an airing cupboard. Bedroom 1 has an excellent range of fitted furniture and an en suite shower room (with shower, WC, wash basin, towel radiator and fully tiled walls.)



Bedroom 2 has built-in wardrobes, bedroom 3 has fitted wardrobes, and bedroom 4 has far reaching views. The family bathroom comprises bath (with shower and screen over), WC, wash basin, and access to roof space (with retractable ladder.)



A block paved driveway leads to the garage/workshop which has been extended to the side and has lighting, power points, up-and-over door and personal door. Double gates beside the garage lead to an additional secure parking area.

The rear garden has been impressively landscaped with attractive block paving, a circular lawn, a raised sun deck, a rockery and a range of planters, and is beautifully presented.

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. The market town of Wimborne, approximately 2.5 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.





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Directions: From Wimborne, proceed along Julians Road to the Lake Gates roundabout. 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 Wingreen roundabout, take the second exit into Wareham Road. Proceed past the Co-op store on the right. Turn right into Henbury Road and proceed to the bottom of the hill, and turn right into Hillside Road. Take the next turning on the right into Blaney Way.







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