



50A WARLAND WAY, CORFE MULLEN, WIMBORNE, DORSET, BH21 3NZ
£475,000 FREEHOLD

AN INDIVIDUAL 3/4 BEDROOM DETACHED FAMILY HOUSE IN A PRIVATE GARDEN PLOT SET OFF A LONG DRIVEWAY.

SUMMARY:

Built in 1975, the property offers excellent family accommodation and great potential for improvement. It is now in need of some refurbishment, but benefits from gas central heating, replacement UPVC double glazing, security alarm, ample off road parking, double garage, and an independent gated access to Blandford Road.

AT A GLANCE

- - Set off a long private driveway
- - Great potential for improvement
- - Double garage
- - Dual aspect lounge/dining room
- - Ground floor bedroom 4/study



DESCRIPTION:

An entrance lobby leads to a central reception hall with under stairs recess and a shower room (with shower, WC, wash basin and towel radiator.)

There is a nicely proportioned, dual aspect lounge/dining room with stone fireplace (with gas fire), patio door to a raised terrace with wrought iron surround, and serving hatch.

The large kitchen/breakfast room offers an excellent range of units and worktops, integrated Bosch gas hob, cooker hood, double gas oven, space and plumbing for washing machine and dishwasher, space for upright fridge-freezer, cupboard with Glow Worm gas central heating boiler, and door to a covered porch.

There is a dual aspect study/bedroom 4 with a patio door to the rear garden. Stairs lead to a spacious first floor landing with retractable ladder to loft space. Bedroom 1 has a deep storage cupboard, bedroom 2 has built-in wardrobes, and bedroom 3 has built-in wardrobes and a delightful dual aspect. There is a bathroom with vanity wash basin, bath, WC, fully tiled walls, and airing cupboard.



Attached to the property is a double garage with up-and-over door, lighting, power points, and personal door to the rear garden.

A long, private driveway leads to wrought iron gates and a further driveway providing ample off road parking. There is a garden chalet, a paved terrace and a large shed.

The rear garden affords a large degree of privacy and is lawned with a raised terrace, a range of established flowering shrubs, and a footpath and steps to the rear boundary where there is a pedestrian gate to Blandford Road.

LOCATION: The property is within walking distance of the centre of Corfe Mullen which offers shops, a Co-op supermarket, a leisure centre, a health practice, schools for all age groups, bus services to the historic town of Wimborne Minster which offers a wide range of shops and amenities, and the coastal town of Poole, which has a mainline rail link to London Waterloo.

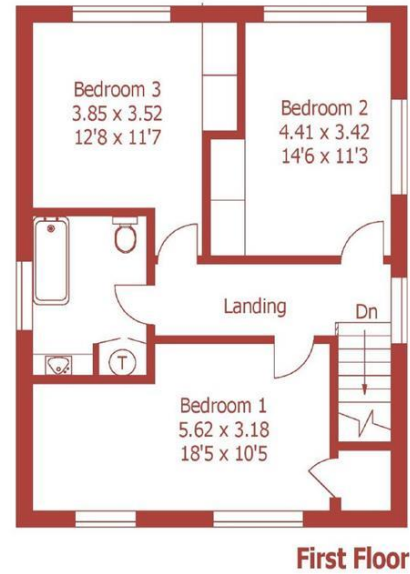
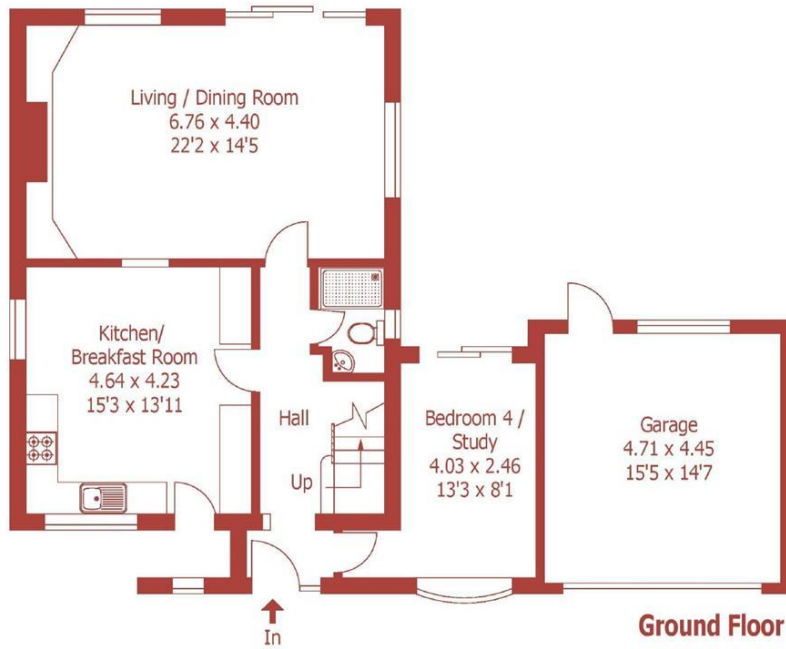
COUNCIL TAX: Band D

DIRECTIONS: From Wimborne, proceed along Julians Road to the Lake Gates roundabout, taking the second exit into Wimborne Road. Proceed up the hill to the roundabout, taking the second exit into Lockyers Road. At the Win Green garage roundabout, take the second exit into Wareham Road. Proceed past the Co-op store on the right, and turn left into Phelipps Road. Turn left into Ralph Road, right into Diprose Road, and left into Warland Way. At the T-junction, turn right. At the end of the cul-de-sac, the private driveway can be found on the left.



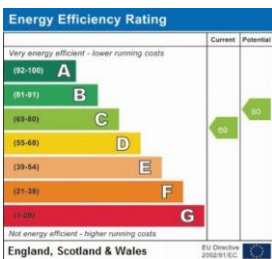


Approximate Gross Internal Area :- 160 sq m / 1722 sq ft



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.



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