



7 BLANEY WAY, CORFE MULLEN, WIMBORNE, DORSET, BH21 3UG
£550,000 FREEHOLD

A BEAUTIFULLY PRESENTED 4 BEDROOM DETACHED FAMILY HOUSE WITH AMPLE PARKING AND A LARGE DOUBLE GARAGE.

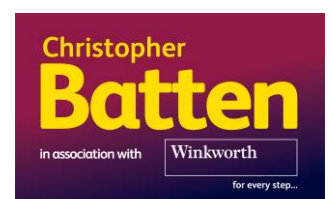
SUMMARY:

Set in an elevated position at the end of a small residential cul-de-sac, the property has a private rear garden with raised entertaining deck, gazebo and summerhouse, and the house has recently undergone a programme of refurbishment and redecoration. It benefits from new gas central heating and radiators throughout, 14 solar panels (on the roof), replacement UPVC double glazing throughout and a new composite front door and a superb, contemporary style open plan kitchen/dining room (with French doors to the garden.)

AT A GLANCE

- Beautifully presented
- Large double garage and ample parking
- Summerhouse
- Small residential cul-de-sac
- Superb, contemporary kitchen/dining room

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DESCRIPTION:

An enclosed entrance porch leads to a reception hall with under stairs cupboard and cloakroom. There is an attractive living room with a square bay window to the front and a fireplace (currently sealed.) Part glazed double doors give access to a superb contemporary style open plan kitchen/dining room with French doors to the garden, an impressive range of units, quartz worktops, breakfast bar, electric double ovens, warming drawer, combination microwave/oven, 5-burner gas hob, extractor, integrated fridge-freezer, further under-counter freezer and dishwasher. The separate utility room has space and plumbing for washing machine and tumble dryer, and door to outside.

Off the first floor landing, bedroom 1 has built-in wardrobes and a contemporary style en suite shower room. Bedrooms 2 and 3 have built-in wardrobes and there is a fourth bedroom. The fully tiled family bathroom comprises bath (with shower and screen above), WC and wash basin.

A wide block paved driveway provides off road parking and leads to the side of the house, where there is a large double garage (with electric roller



door, lighting and power points.) A side gate gives access to the nicely enclosed rear garden which is arranged for ease of maintenance, with a lower terrace adjacent to the house. There is a retaining wall with steps leading up to a raised garden with artificial lawn, and large entertaining deck with gazebo and 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. 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.

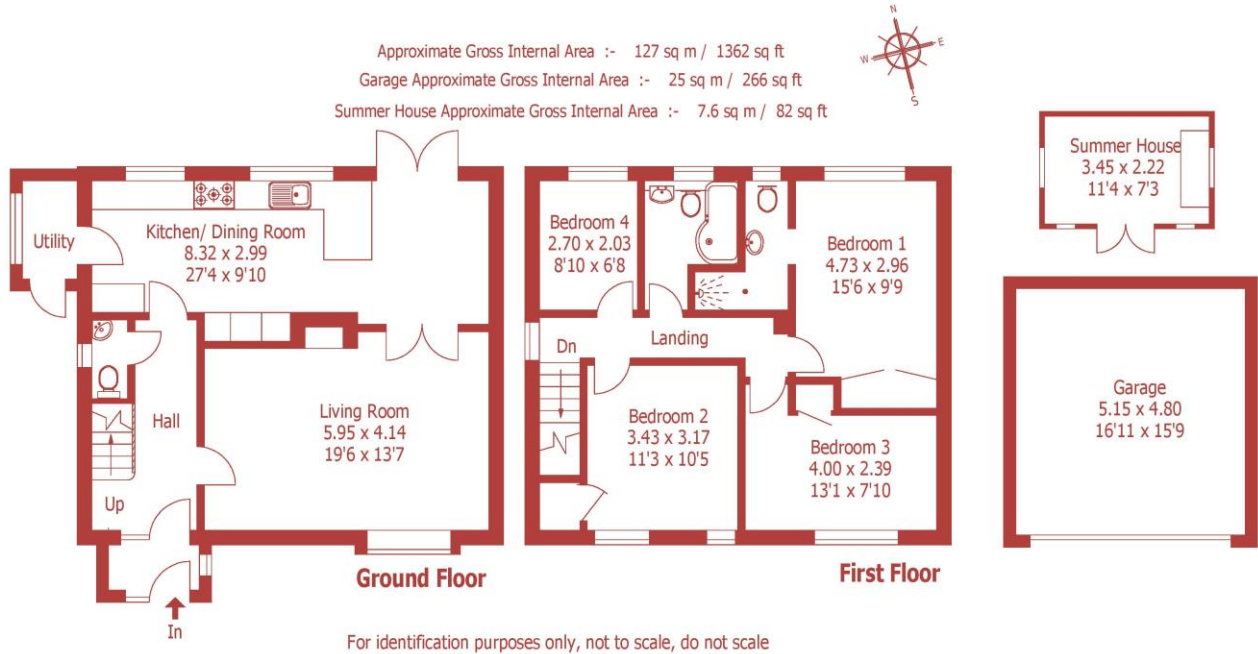
COUNCIL TAX:

Band E

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.





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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	72	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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