



11 HECKFORD ROAD, CORFE MULLEN, WIMBORNE, DORSET, BH21 3LU

PRICE GUIDE: £450,000-£475,000 FREEHOLD

A BUNGALOW ON A LARGE PLOT IN CORFE MULLEN, WITH GREAT POTENTIAL FOR IMPROVEMENT AND EXTENSION (SUBJECT TO PLANNING CONSENT).

SUMMARY:

A charming, spacious and well presented detached bungalow with a garage, ample off road parking and a low maintenance, south facing rear garden, in a popular road close to amenities in central Corfe Mullen.

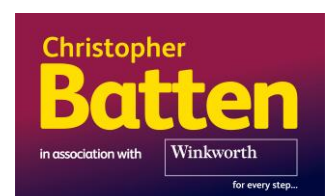
The L-shaped entrance hall has an airing cupboard, access to a partly boarded loft, and a door to a double glazed lean-to at the side of the house, which leads to the rear garden.

At the front of the bungalow are 2 spacious double bedrooms, both of which have bay windows, and one of which has built-in wardrobes. Beyond these is a third bedroom with fitted wardrobes and an en suite shower room.

AT A GLANCE

- 3 bedrooms
- 2 shower rooms
- Spacious conservatory
- Garage and ample off road parking
- Well presented, low maintenance garden

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DESCRIPTION:

Straight ahead is the kitchen, which has a window into the conservatory, and features units, dishwasher, fridge-freezer, fitted oven (with 4-ring hob) and space for a washing machine.

The living room features a fitted gas fire with a stone mantel above, and opens into a spacious conservatory, which has a ceiling fan, double doors to the garden, and a side door to a brick paved patio.

There is also a recently fitted family shower room.

To the front is a spacious brick paved area with space for multiple vehicles. There is an attached garage with an up-and-over door, a UPVC door to the rear garden, a Worcester Bosch gas central heating boiler, power and lighting. Double gates lead to the side of the bungalow.

The rear garden is arranged for low maintenance, with a large artificial lawn and a spacious paved patio, and meticulously presented. There is a feature pond with a wooden bridge leading up to a decked area attached to one of 3 cabins.



One is used as a workshop and has power and lighting. The middle cabin, which has double doors, power and lighting, is in need of some repair, and the third has been used as a potting shed.

LOCATION:

Heckford Road is situated in a convenient position close to a parade of shops and doctors' and dentists' surgeries. Corfe Mullen provides a range of shops including a Co-op supermarket, schools for all age groups including the renowned Corfe Hills, 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

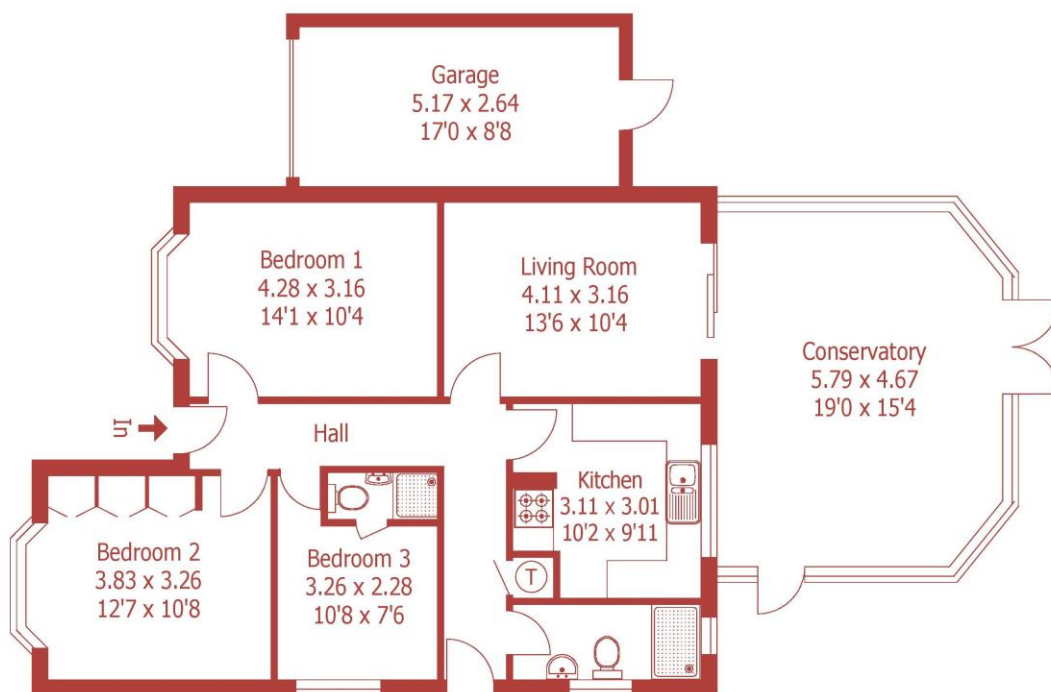
DIRECTIONS:

From Pye Corner in 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 hand side. At the roundabout, take the second exit and proceed along Lockyers Road to the next roundabout (at Wingreen). Take the second exit into Wareham Road. After approximately around 1 mile, opposite a parade of shops, turn right into Heckford Road.





Approximate Gross Internal Area :- 110 sq m / 1181 sq ft



For identification purposes only, not to scale, do not scale

Drawn using existing drawings and dimensions

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		
A (91-100)		83
B (81-90)		
C (69-80)		
D (55-68)	63	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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