



20 HANHAM ROAD, CORFE MULLEN, WIMBORNE, DORSET, BH21 3PZ
£550,000 FREEHOLD

A SPACIOUS, WELL PRESENTED 4 BEDROOM DETACHED BUNGALOW WITH DOUBLE GARAGING AND A SOUTH FACING REAR GARDEN, IN AN ESTABLISHED ROAD CLOSE TO THE VILLAGE CENTRE'S AMENITIES.

SUMMARY:

This individual bungalow was built to a high standard of specification and has been well maintained. It benefits from gas central heating (the boiler for which was replaced about 8 years ago) and UPVC double glazing, and the kitchen was re-ftted in 2017.

AT A GLANCE

- Spacious and well presented bungalow
- South facing rear garden
- Double garaging
- Modern kitchen/dining room
- Nicely proportioned lounge



DESCRIPTION:

An integral entrance porch leads to a lower reception hall with Karndean flooring and an arched brick niche. The spacious modern kitchen/dining room features an excellent range of units and worktops, Zanussi electric hob and gas hob both with extractors above, electric double oven, space and plumbing for washing machine, integrated fridge-freezer, under counter freezer, Worcester gas boiler, ceramic tiled floor and door to outside.

There is a nicely proportioned lounge with stone fireplace and inset gas fire. French doors give access to a conservatory with brick plinth, ceramic tiled floor, picture windows and French doors to the rear garden.

From the reception hall, wide steps lead to a raised hallway with storage cupboard, airing cupboard and retractable ladder to a part boarded loft (with fitted light.)

Bedroom 1 has fitted wardrobes and an en suite shower room which was refitted in 2018. There are 3 further bedrooms, one of which has a shelved storage cupboard, and a family shower room.



A brick pillared entrance leads to a spacious front garden with a lawn and a paved area. The driveway provides ample off road parking, and the double garage has 2 up-and-over doors. The south facing rear garden features a crazy paved patio, a raised pond, a terrace, a lawn and planted borders.

LOCATION:

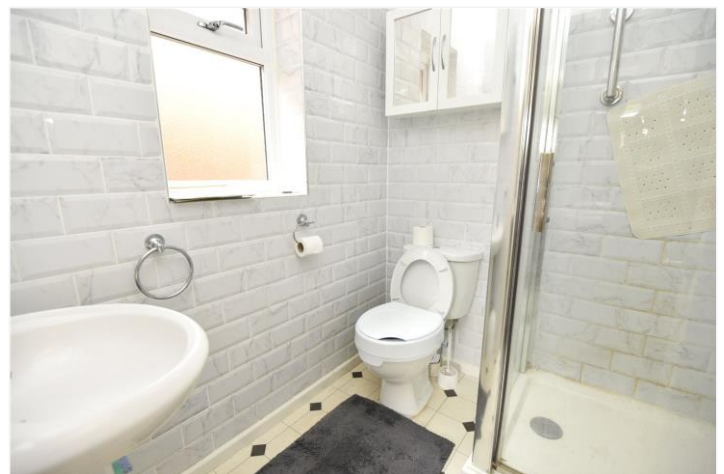
Corfe Mullen provides a range of shops including a Co-op supermarket, schools for all age groups including the renowned Corfe Hills, a health practice and local bus services. The market town of Wimborne, approximately 3 miles away, offers a wide range of shops and amenities, and the coastal town of Poole, which has a mainline rail link to London Waterloo, is within about 20 minutes' drive.

COUNCIL TAX:

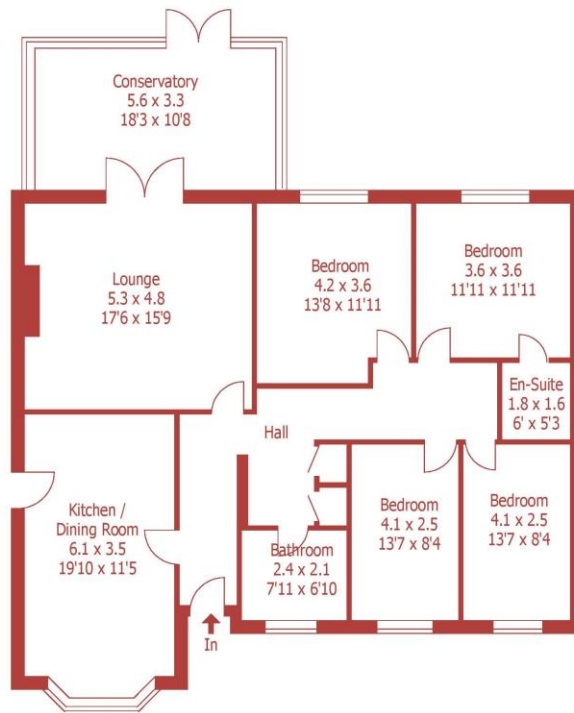
Band E

DIRECTIONS:

From Wimborne, proceed along Julians Road to the Lake Gates roundabout and take the second exit into Wimborne Road. 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 and, after about half a mile, turn left into Hanham Road. The property can be found on the right hand side, opposite the turning to Rushcombe First School.



Approximate Gross Internal Area :- 147 sq m / 1580 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			
(95+)	A		
(81-91)	B		87
(69-80)	C	72	
(55-68)	D		
(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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