



31 JUBILEE ROAD, CORFE MULLEN, WIMBORNE, DORSET, BH21 3NH
£475,000 FREEHOLD

AN EXTENDED FAMILY HOME WITH FOUR BEDROOMS, TWO BATHROOMS IN A SOUGHT AFTER LOCATION, CLOSE TO LOCAL SCHOOLS.

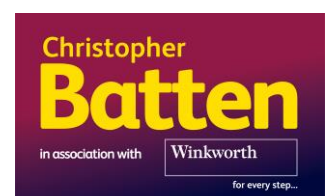
SUMMARY:

A beautifully presented, extended 4 bedroom semi-detached family house on a popular small development within a short walk of Rushcombe First School, Lockers Middle School and Corfe Hills School. Refurbished to a high standard of specification and tastefully decorated throughout, the house benefits from gas central heating, UPVC double glazing, replacement internal doors, and high quality vinyl flooring to the ground floor. There is a superb contemporary style fitted kitchen/breakfast room, a separate utility room, and a modern en suite shower room and family bathroom.

AT A GLANCE

- - Marketed by Christopher Batten in association with Winkworth
- - Tastefully decorated throughout
- - Superb contemporary style fitted kitchen/breakfast room
- - Separate utility room
- - Integral garage

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DESCRIPTION:

There is a spacious reception hall with under stairs cupboard and cloakroom (with WC and wash basin.) The dual aspect lounge/dining room has double doors to the rear garden. There is a superb kitchen/breakfast room with Magnet Shaker style contemporary units, quartz worktops, integrated dishwasher, fridge-freezer, 5-burner gas hob, cooker hood, AEG double oven, bench seating with storage beneath, space for table, and French doors to the rear garden. A doorway leads to a matching utility room with doors to the dining room and outside. Stairs lead to the first floor landing which has a Velux rooflight, and loft access (with retractable ladder, fully insulated, boarded and fitted light) and airing cupboard. Bedroom 1 has built-in wardrobes and a modern, fully tiled en suite shower room with walk-in shower, wash basin and WC. Bedroom 2 is a spacious double room. Bedroom 3, also a double, has built-in wardrobes, and bedroom 4 has built-in wardrobes. The family bathroom has bath (with shower and screen above), wash basin, WC and towel radiator.

There is an integral garage with up-and-over door, lighting, power points, hot and cold water taps, and wall mounted Baxi combi boiler. A driveway provides ample off road parking, and a set of high timber gates lead to a further secure parking area for boat/caravan. A gate leads to the side of the property where there is a brick



retaining wall and steps to a raised lawn with flower and shrub borders. To the rear of the property, adjacent to the kitchen, there is a paved terrace ideal for al fresco dining. The terrace extends across the back of the house to a further seating area. The garden is nicely enclosed, affording a large degree of privacy, and there is exterior lighting.

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:

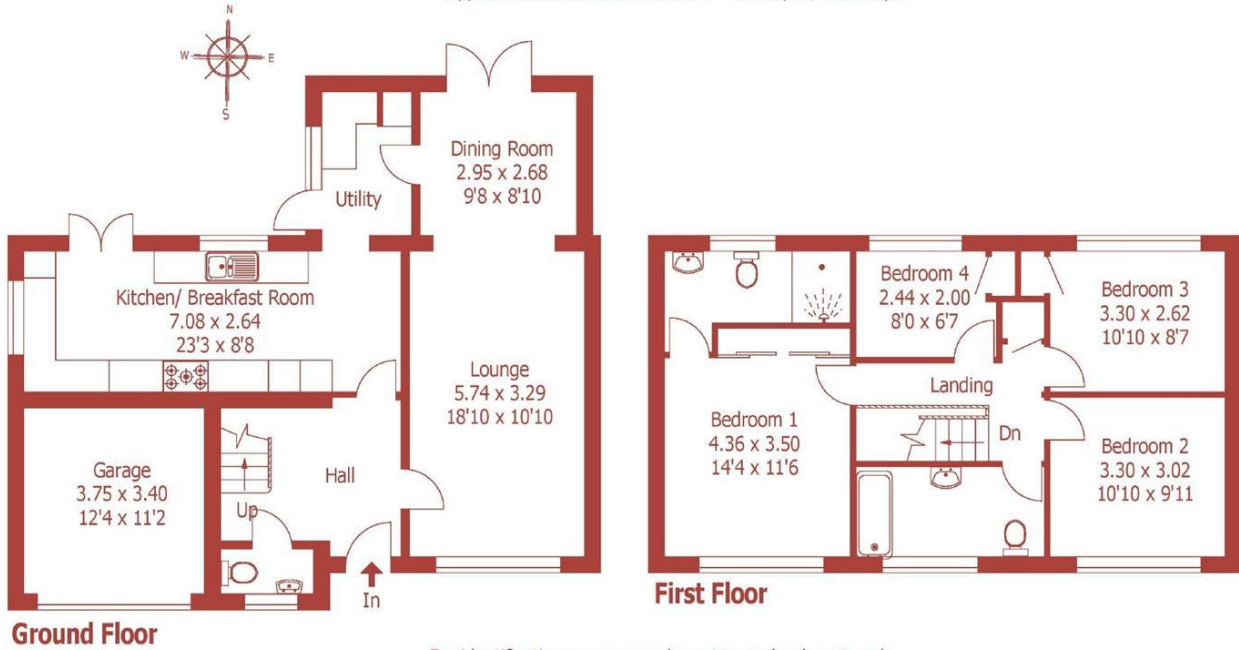
Band C

DIRECTIONS:

From the Win Green roundabout in Corfe Mullen, proceed into Wareham Road, passing the Co-op store on the right. Take the next turning on the left into Phelipps Road, and take the second turning on the left into Jubilee Road. The property can be found on the left hand side.

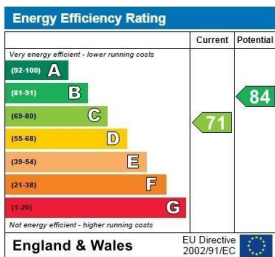


Approximate Gross Internal Area :- 140 sq m / 1502 sq ft



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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