



Conifers, 11 Croft Close
Corfe Mullen, Wimborne
Dorset, BH21 3JE

A modern 3 bedroom detached bungalow which has undergone some refurbishment and offers scope for extension (subject to planning consent) and further improvement, standing on a large plot with a south facing garden.

ASKING PRICE: £725,000
FREEHOLD



Christopher
Batten

in association with

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Built in the 1960s, and situated at the end of a small cul-de-sac in a highly sought after residential area, the property has been modernised within the last 2 years, including new kitchen and bathroom fittings, a new gas central heating boiler, upgraded wiring and a new electrical consumer unit.

There is an entrance porch which incorporates a WC and wash basin. The reception hall has exposed floorboards.

The contemporary style open plan kitchen/living room has Shaker style units, oak worktops, island unit, gas hob, electric double oven, twin ceramic sinks, integrated dishwasher and fridge, wall mounted dresser, and tiled floor. The living area has exposed floorboards, and a sliding door to a separate dining room with exposed floorboards.



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There is also a door to a lean-to conservatory (with door to the garden.)

To the front of the property there is a spacious utility room with space and plumbing for washing machine and tumble dryer, space for freezer, and steps down to a lower level with cupboard and door to the front, and connecting door to the garage.

There are also 3 spacious bedrooms and a re-fitted bath/shower room (with walk-in shower, double-ended bath, wash basin, WC and tiled/timber clad walls.)



Timber steps lead up to a small landing. On one side is a study/hobbies area with a window to the gable end, and on the other, a storage area which houses the gas central heating boiler.

A wide block paved driveway provides ample off road parking and leads to a large garage/workshop with lighting, power, inspection pit. The front garden has a lawn, shrub borders, and gates at either side of the house.

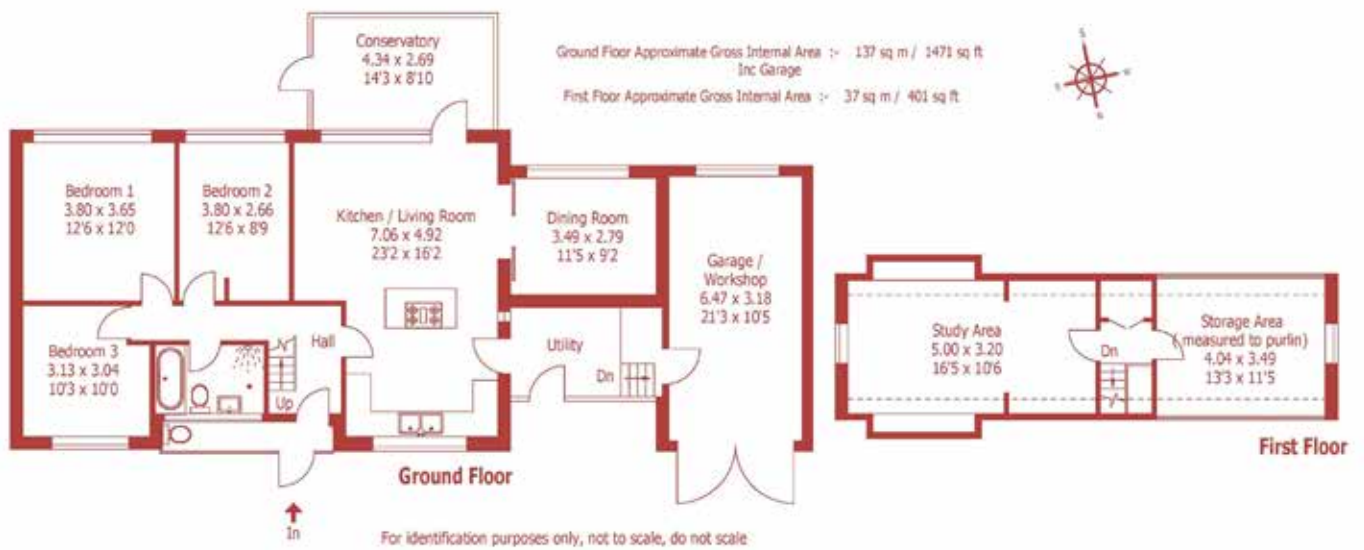


The nicely enclosed rear garden affords a fair degree of privacy and has a greenhouse, a timber summerhouse, a paved terrace with steps to a lower lawn, and a further level area arranged as a wildflower garden.

Corfe Mullen is as large village providing a range of shops including a Co-op supermarket, schools for all age groups including the renowned Corfe Hills, a health practice, a private health club and local bus services.

The market town of Wimborne, approximately 2 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.





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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 Win Green roundabout, take the second exit into Wareham Road. Proceed past the health club and the Co-op supermarket, and turn right into Central Avenue. Turn left into Croft Close.

Council Tax: Band E

EPC Rating: Band D







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