



Marian Road, Corfe Mullen, Wimborne, Asking price £450,000

NEW PRICE, CORFE MULLEN, £450,000 SPACIOUS DETACHED HOUSE. Take a look at this new instruction located in Marian Road, Corfe Mullen. This well presented detached home offers a lot of accommodation and is located in a popular location. There are three double bedrooms, lounge reception room with feature fireplace leading into a good size sun room overlooking the rear aspect with cottage style garden. A modern fitted kitchen with some integrated appliances. There is a modern bathroom with four piece suite. On the lower ground floor is a double glazed door from the garden leading into a small studio/Office with studio room and separate cloakroom with door leading into the double garage. To the front of the property is driveway parking for two cars leading to a double garage with two electric roller doors with an internal door leading into the studio room. Council Tax band is E. It measures approx 1855 sq feet of accommodation.



FRONT GARDEN

Steps leading from the pathway up to the raised area with crazy paved area with plants and borders. There is a gate to the left hand side with pathway leading to the rear garden. Covered porch area leading to the front door.

FRONT DOOR AND ENTRANCE HALL

12'4" x 2'10" x 14'9" x 3'1" l shaped (3.78 x 0.87 x 4.52 x 0.95 l shaped)

Brown double glazed front door leading into the entrance hall being L shaped. White ceiling, emulsion painted walls and Karndean style flooring wood colour. Ceiling lighting, Light switches. Ceiling loft hatch. Doors to all bedrooms and bathroom.

CLOAKROOM

8'1" x 2'11" (2.47 x 0.90)

White painted door leading from the entrance hall into this modern style cloakroom with white ceiling, part tiled and part emulsion painted walls and fitted flooring. Ceiling lighting. White sink with metal fittings. White wc with seat, lid and cistern flush. Double glazed window. Radiator.

DINING ROOM

12'11" x 10'9" (3.96 x 3.30)

White painted wooden door with glass panel leading from the hall into this good size dining room. White artex ceiling, emulsion painted walls and Karndean style flooring. Ceiling lighting. Radiator. Doors to lounge and into the kitchen. Light switch and plug sockets.

LOUNGE RECEPTION ROOM

20'0" x 12'11" (6.10 x 3.96)

Two white painted wooden doors with glass panels leading in from the dining room into this spacious lounge reception room with dual aspect. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Wall lighting with single arm lights. Two radiators. Fireplace with inset gas fire. Double glazed window overlooking the front aspect. Light switch, plug sockets and TV socket. Two white painted wooden doors with glass clear panes leading into the sun room with rear facing aspect.

CONSERVATORY ROOM

7'6" x 17'9" (2.29 x 5.42)

Leading in from the lounge and also the kitchen into this sun room overlooking the rear garden. White ceiling, double glazed windows with a double glazed door leading to outside. Radiator. Vinyl flooring. Lighting. Door leading into the kitchen. Plug sockets and light switch.

KITCHEN/BREAKFAST ROOM

11'10" x 10'9" (3.63 x 3.30)

Leading in from the dining room this well fitted and good size kitchen with rear facing aspect overlooking the garden. White artex ceiling, emulsion painted and part tiled walls with fitted Karndean style flooring. A range of fitted units with laminate worktops. One and a half bowl sink with drainer and mixer tap. There is a stainless steel double oven with two pull down doors and handles and controls. Integrated fridge under worktop along with integrated dishwasher. Space and plumbing for washing machine. Glass top electric hob. Window looking into the dining room. Double glazed window looking out into the rear garden. Ceiling lighting, plug sockets and fuse switches. Light switches.



BEDROOM ONE (FRONT FACING) DOUBLE

12'3" x 11'10" (3.74 x 3.63)

White painted wooden door leading into this good size double bedroom with front facing aspect. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Radiator. Light switch and plug sockets. Double glazed window.



ROOM TWO (DOUBLE/STUDY ROOM)

11'7" x 8'1" (3.54 x 2.47)

White painted wooden door leading from the hall into this double bedroom currently being used as a study with front facing aspect. White artex ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Radiator. Light switch and plug sockets. Double glazed window overlooking the front aspect.



BATHROOM

12'4" x 8'8" (3.76 x 2.66)

White painted wooden door leading in from the hall, this modern style bathroom with white ceiling, fully tiled walls and tiled flooring. There is a four piece bathroom suite in white consisting of cast iron bath with chrome effect fittings, built in shower cubicle with opening door, shower tray and wall mounted shower. Along the back wall is a vanity unit with built in cupboards, inlay sink with metal fittings and wc white with flush and boxed in cistern. Wall mounted mirror. Radiator. Two double glazed frosted windows creating natural light into the room. Light pull cord.



PRINCIPLE BEDROOM

15'10" x 10'0" (4.85 x 3.05)

White painted wooden door leading into this good size double bedroom with rear facing aspect. This principle bedroom has built in wardrobes, drawer units and cupboards with a glass sink with mixer tap. Radiator. Light switch and plug sockets. Double glazed window overlooking the rear garden.



LOWER GROUND FLOOR STUDIO ROOM

12'4" x 7'9" main room / wc 2'9" x 6'10" store roo (3.78 x 2.38 main room / wc 0.84 x 2.09 store room)

A feature to this home is the studio annex backing onto the garage and with its own entrance from the rear garden. Double glazed door leading from the rear garden into a studio / office room with sink, radiator and two double glazed windows. A door leadings into an small hall area with a door leading into a cloakroom with wc, sink and window to side aspect. There is a further door leading into a store room and in turn a door leading into the garage. This would make an ideal study if working from home, studio room/ granny annex.



GARAGE

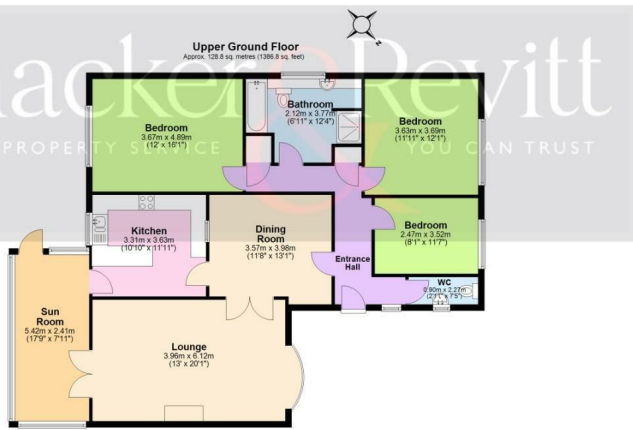
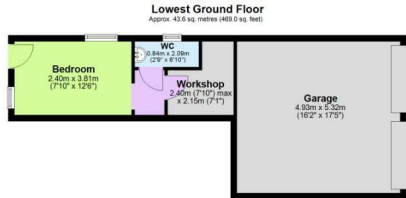
17'7" x 16'1" (5.36 x 4.91)

The garage is double aspect with two red coloured electric roller doors. Light and power. This area has a high ceiling and has room for two cars and plenty of area for storage. Wooden door leading from the garage into the studio part of the property.

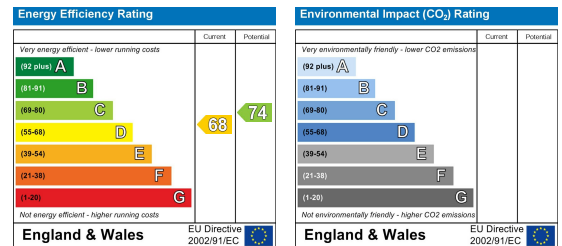
REAR GARDEN

The rear garden has a sunny aspect and is cottage style with established borders and trees. There is a good size patio area and a garden shed. Pathway to either side of the property with metal gates to the front aspect. The garden is arranged on two levels with a lower crazy paved patio area and two lots of steps leading to the lower level.

TENURE



Total area: approx. 172.4 sq. metres (1855.8 sq. feet)
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Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD