

**31 Central Avenue, Corfe Mullen,
Wimborne, BH21 3JD**

**£565,000
Freehold**



A deceptively sized three/quarter bedroom detached bungalow, situated in one of Corfe Mullen's most sought after locations and enjoying far reaching views to Badbury Rings and Bryanston School to the west. The property benefits from gas fired heating with radiators and UPVC double glazing and offers flexible accommodation. The current owners have greatly improved the property in recent years re-fitting the kitchen/breakfast room, family bathroom and shower room and installing a new boiler (August 2019) and an up to date electrical consumer unit. The property is located within level walking of local amenities including doctors, dentists, supermarket and health club. There is also popular schooling for all age groups and slightly further afield the boys' and girls' grammar schools.

ENTRANCE CANOPY With double glazed composite front door and adjoining side screen leads to:

ENTRANCE VESTIBULE With coved ceiling, wood effect laminate flooring, wall mounted heater, built in coats cupboard with light, glazed internal door leads to:

LOUNGE 20' 8" x 14' 4" (6.304m x 4.372m) Coved smooth plastered ceiling, continuation of the wood effect laminate flooring, radiator, window to front aspect, ornamental fireplace, TV aerial connection, three wall light points with light dimmer control switch, double doors lead to:

SNUG 11' 7" x 7' 1" (3.535m x 2.183m) N.B. This room could be converted back to form the original 'L' shaped lounge. Coved smooth plastered ceiling, continuation of the wood effect laminate flooring, UPVC double glazed door with adjoining windows opens to:

CONSERVATORY 13' 1" x 11' 5" (3.990m x 3.486m) Radiator with decorative radiator cover and a continuation of the wood effect laminate flooring. This room enjoys extensive views over countryside to Badbury Rings in the distance.

KITCHEN/BREAKFAST ROOM 18' 6" x 14' 7" max. (5.648m x 4.465m) Comprising of a ceramic single bowl single drainer sink unit with centre mixer tap with base storage cupboards below, further matching worksurfaces with integrated four ring hob with oven below with a range of base storage cupboards and drawers and eye level wall mounted units over, space suitable for an American style fridge/freezer, further worksurfaces with space and plumbing below for an automatic washing machine and slimline dishwasher with base storage cupboard and eye level wall mounted units over, continuation of the wood effect laminate flooring, radiator, breakfast table with UPVC double glazed patio doors leading to the rear sun terrace and again enjoying far reaching views to the west with magnificent sunsets. A door from the kitchen leads to:

SHOWER ROOM Comprising of fully tiled shower cubicle with wall mounted shower controls, hand held shower attachment and rain shower head, WC, wash hand basin with cabinet below, two windows, fully tiled walls, smooth plastered ceiling with inset downlighting, heated towel rail, ceramic tiled floor and window

BEDROOM 4/STUDY 11' 11" x 8' 0" (3.653m x 2.457m) Smooth plastered ceiling, window to side aspect

A GLAZED DOOR FROM THE LOUNGE LEADS TO:

INNER HALLWAY Linen cupboard with slatted shelving, loft hatch with sliding ladder giving access to the roof space, smooth plastered ceiling with inset downlighting

BEDROOM 1 13' 4" x 9' 5" (4.083m x 2.885m) Coved ceiling, radiator, feature wood panelled style wall with four wall light points, window to rear aspect again enjoying far reaching views and views of horses in fields, TV aerial point

BEDROOM 2 10' 7" x 8' 10" (3.232m x 2.708m) Coved ceiling, radiator, built in wardrobe units with box cupboards above, window to rear aspect and views of horses in fields

BEDROOM 3 9' 10" x 9' 5" (3.021m x 2.885m) Coved ceiling, radiator, window to front aspect



BATHROOM White and grey suite comprising of raised free standing ball and claw bath with centre mixer tap and hand held shower attachment, fully tiled shower cubicle with hand held shower attachment and rain shower over, wash hand basin with centre mixer tap and drawers below, WC, smooth plastered ceiling with inset downlighting, extractor fan, fully tiled walls, ceramic tiled floor and radiator

OUTSIDE - FRONT The front garden has been predominantly laid to lawn with raised Purbeck stone borders stocked with a number of shrubs and seasonal plants and there is an electrical plug socket on the external wall. A paved pathway with stainless steel balustrade leads to the front door and a driveway provides off road parking and leads to the ATTACHED GARAGE/STORE (not full size). Access to either side of the bungalow leads to:

OUTSIDE - REAR Adjoining the property there are two raised seating areas, one being a raised sun terrace with wrought iron balustrade. This then leads down to areas of lawn with pathways leading to various sections of the garden with various timber out buildings and covered storage including a timber bar set up and easy maintainable pop up 4m x 2m pool with pump, heater and polycarbonate surround. The rear garden is enclosed predominantly by timber panelled fencing or established hedgerows, and there is lighting with electric armoured cable with electrics to the summer house and a water tap.

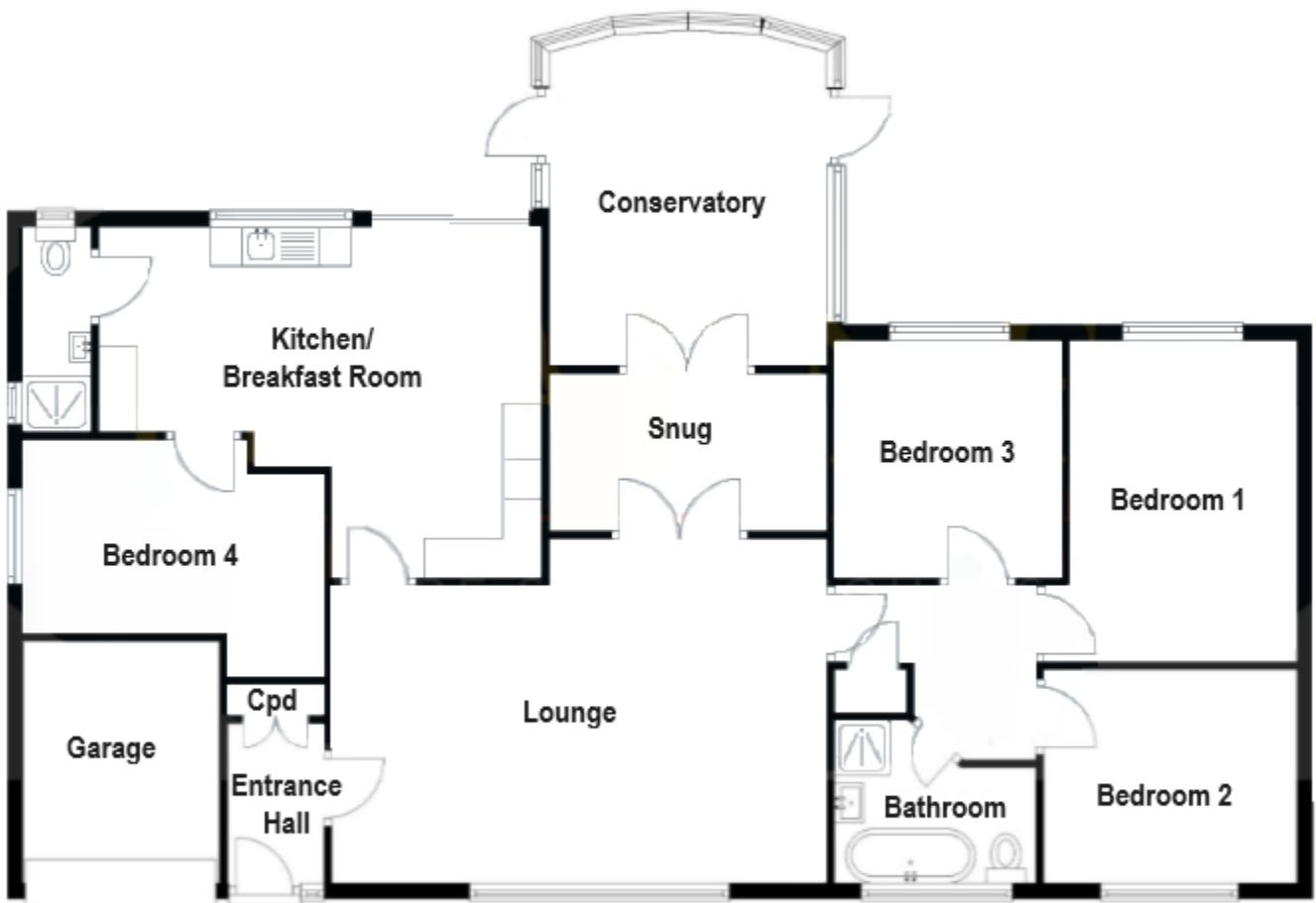
COUNCIL TAX BAND 'E' This information has been supplied by Dorset Council, and we would suggest you verify this information prior to purchase.

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Ref: 15480

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Overall measurement 1,443 sq ft

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