



7 Wayground Road, Corfe Mullen BH21 3ED

Situated in this private road is a four bedroom detached bungalow which has been excellently presented and extended to offer a delightful home.

EPC: TBC **Council Tax Band:** D **Price:** £635,000 Freehold







Key Features

- ATTRACTIVE OPEN PLAN LIVING SPACE
- FOUR BEDROOMS WITH TWO EN-SUITES
- UTILITY ROOM
- SNUG
- HOME SALON
- SMOOTH PLASTERED CEILINGS THROUGHOUT
- HARDWOOD VENEERED INTERNAL DOORS
- GENEROUS OFF ROAD PARKING
- SOUTH FACING REAR GARDEN
- EXCELLENTLY PRESENTED

The Property

Situated towards the end of a private road and within close proximity of Corfe Mullen recreation ground and the popular Lambs Green Public House is this very well presented detached home offering flexible accommodation. There is gas central heating and UPVC double, smooth plastered ceilings throughout and hardwood veneer internal doors.

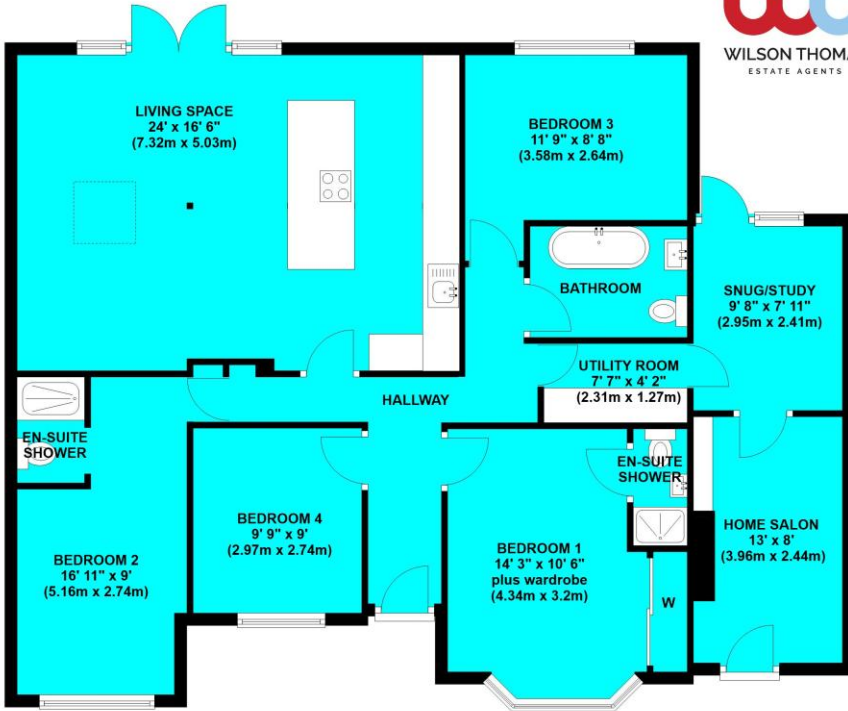
The accommodation comprises of a reception hall leading to a generous kitchen/living space

with integrated appliances, feature log burner and underfloor heating. There is then a utility room leading to a snug and connecting to a home salon which could be also used as a home office. Two of the bedrooms have en-suite shower rooms and there are then two bedrooms and a bathroom.

A generous driveway provides ample off road parking and the rear garden has been arranged with a large sun terrace and lawn which enjoy a sunny southerly aspect.

Ground Floor

Approx. 123.0 sq. metres (1324.0 sq. feet)



Total area: approx. 123.0 sq. metres (1324.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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