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COGDEAN WALK

CORFE MULLEN, WIMBORNE, BH21 3XB

FINE & COUNTRY
Homes from Edwards



GUIDE PRICE £685,000

- EXECUTIVE STYLE HOME
- FIVE BEDROOMS
- TWO ENSUITES AND BATHROOM
- LARGE LOUNGE
- SEPARATE DINING ROOM
- KITCHEN/BREAKFAST ROOM
- STUDY
- DOUBLE GARAGE

This generously proportioned family home is located in a quiet cul-de-sac on the fringes of the popular village of Corfe Mullen which has a good selection of local amenities as well as well regarded schools. Within a easy drive of Wimborne and other local towns of Broadstone and Poole, the property is well presented throughout with the benefit of off road parking to the front of the property and a secluded and private rear garden.

On the ground floor, the welcoming entrance hall has stairs rising to the first floor and access on the ground floor to a good size kitchen/breakfast room which is fitted with a generous range of shaker style base, wall and display units as well as built-in eye level ovens, inset gas hob and extractor and there is under counter space for free standing white goods. Tiled floor and part tiled walls.

The well proportioned lounge has a classically styled open feature fireplace and French doors opening to



the rear garden. Quality wood flooring is laid throughout and continues through to the separate dining room which also enjoys views of the rear garden. There is also a separate study overlooking the front of the property as well as a cloakroom accessed from the hall.

On the first floor there are five bedrooms - each of which benefit from generous built-in storage. The master and bedroom two both have the benefit of ensuite shower rooms and a family bathroom serves the remaining three rooms.

Outside, the double integral garage has two vehicular doors and a pedestrian door out to the side of the property. The front driveway is paved, providing off road parking for a number of vehicles and the remainder of the frontage is laid to lawn. A side gate leads to the rear garden which is laid to lawn with specimen planting and mature trees to the periphery with walls and privacy fencing to boundaries. An extensive patio is laid across the rear elevation and the remainder is laid mainly to lawn and there is an octagonal summer house set towards the rear boundary.

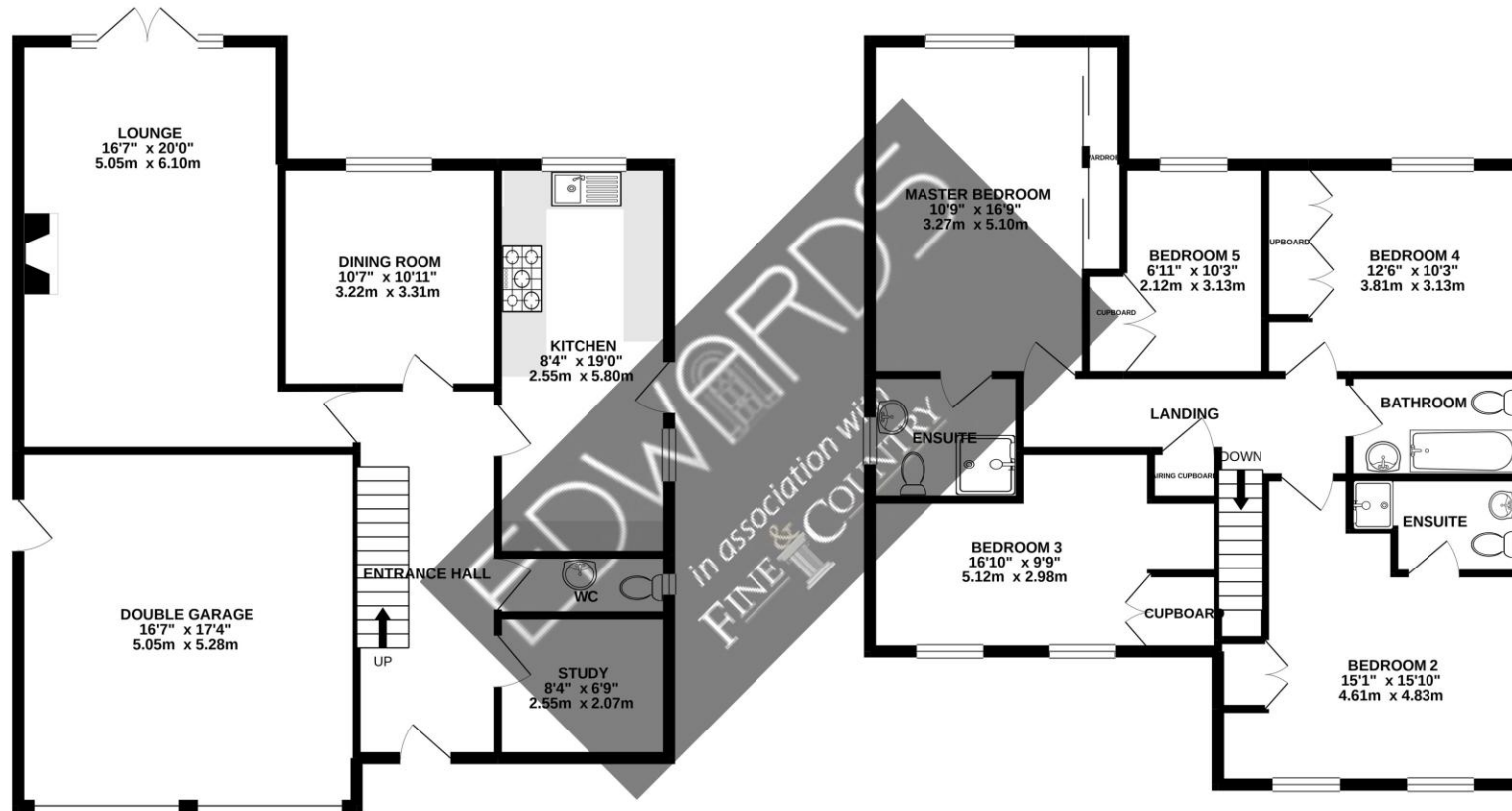
EPC:

DRAFT DETAILS AWAITING APPROVAL FROM THE VENDOR.



GROUND FLOOR
1033 sq.ft. (96.0 sq.m.) approx.

1ST FLOOR
928 sq.ft. (86.2 sq.m.) approx.



TOTAL FLOOR AREA : 1961 sq.ft. (182.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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