



4 Birch Close, Corfe Mullen, Wimborne, Dorset, BH21  
3TB





# Price Guide £435,000 Freehold

A well presented 3 double bedroom split level detached house which has undergone a programme of refurbishment and redecoration, with a balcony and an open aspect to the front, on a popular residential development.

Corfe Mullen is a popular village with a range of shops, Co-op supermarket, doctors' and dentists' practices, schools for all ages including the renowned Corfe Hills. Bus services connect to Broadstone, which has an M & S Food Hall, the market town of Wimborne, and the thriving port of Poole which has a mainline rail link to London Waterloo. The property has gas central heating, replacement UPVC double glazed windows, built-in wardrobes, new lighting and radiators, refitted bathroom and en suite shower room, bifold doors from the lounge to a glazed balcony, block paved driveway, and newly built rear gazebo ideal for al fresco dining.

A brick pillared covered entrance porch and front door lead to a lower hall. Bedroom 1 has been refurbished with contemporary style built-in wardrobes, and has a fully tiled modern en suite shower room with corner shower, WC and wash basin. Stairs lead up to a first floor hall. There is a large living room with timber laminate flooring and bifold doors to a glazed balcony with a delightful open aspect. The kitchen/breakfast room has a range of high gloss units, dishwasher, fridge-freezer, Neff 5-burner gas hob, cooker hood, electric oven, ceramic tiled floor, and door to a newly built timber gazebo looking onto the rear garden. Bedrooms 2 and 3 have built-in double wardrobes and there is a fully tiled family bathroom with shower bath, wash basin and WC.

A newly laid block paved driveway provides parking for 2 vehicles and leads to an integral garage with a new electric roller door, lighting and power points. There is an open plan lawned front garden, and a side gate and steps lead up to a private, enclosed rear garden with lawn, flower and shrub borders and an open timber gazebo off the kitchen providing an ideal area for al fresco dining.

**Directions:** From Wimborne, proceed along Julians Road to the Lake Gates roundabout and take the second exit into Wimborne Road. Proceed up the hill, past the Lambs Green Inn. At the roundabout, take the second exit into Lockyers Road. At the Wingreen roundabout, take the second exit into Wareham Road and proceed past the Co-op on the right. After a quarter of a mile, turn right into Henbury View Road. At the bottom of the hill, turn left into Erica Drive, and left into Birch Close.

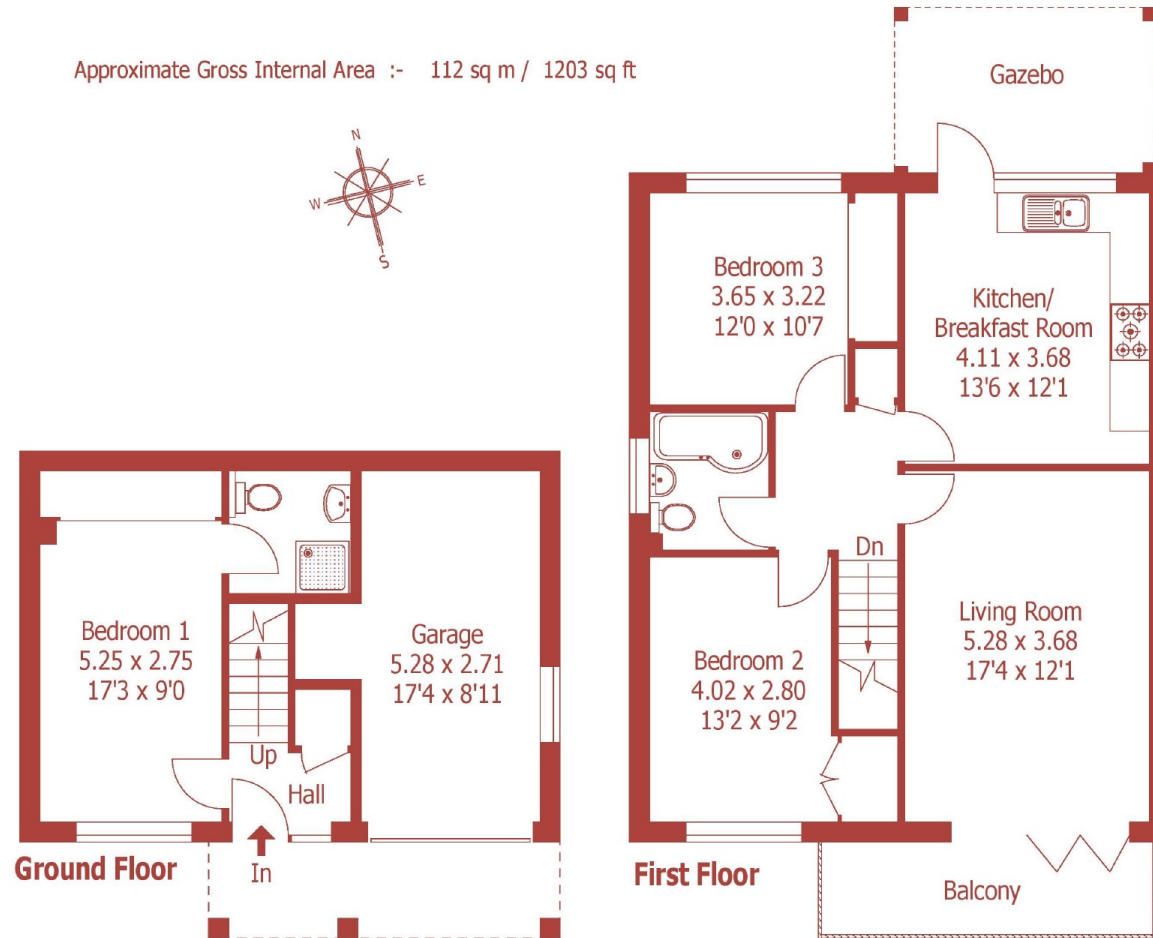
**Council Tax Band:** D

**EPC Rating:** D

**Viewing:** By prior arrangement through **CHRISTOPHER BATTEN**



Approximate Gross Internal Area :- 112 sq m / 1203 sq ft



For identification purposes only, not to scale, do not scale



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