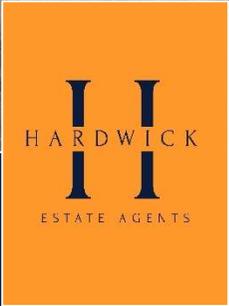




21 Violet Farm Close, Corfe Mullen, BH21 3DR



A bright and spacious detached house situated in a quiet cul-de-sac close to local schools and the recreation ground with 2 bedrooms and scope to create 3.

- Modern open plan kitchen/breakfast room
- Spacious sitting/dining room
- Solid roof conservatory
- Two double bedrooms
- Shower Room
- Garage and driveway parking
- Quiet cul-de-sac location
- Close to Lockyers and Corfe Hills schools
- Close to Corfe Mullen Recreation Ground
- No onward chain

**ASKING PRICE:**

£525,000 (Freehold)

**EPC RATING:**

Band - D



## LOCATION

The property is situated in a quiet cul-de-sac location, in the sought after area of Corfe Mullen. The recreation ground is just around the corner, popular with dog walkers. The village of Corfe Mullen offers a good range of local amenities together with sought after schooling. It lies between the larger towns of Wimborne Minster and Broadstone.

## THE PROPERTY

This spacious and attractive detached chalet house, enjoys an abundance of natural light thanks to its generous windows and doors, creating a wonderfully bright and airy atmosphere throughout.

The accommodation is thoughtfully arranged, beginning with an entrance porch that leads into a welcoming reception hall. From here, stairs rise to the first floor with a useful fitted cupboard beneath, complemented by an additional large double storage cupboard. A convenient ground floor cloakroom is fitted with a wash hand basin and WC.

A standout feature of the property is the modern kitchen/breakfast room, offering an excellent range of base and eye-level units, along with a peninsular breakfast bar. The kitchen is well-equipped with a gas hob, built-in double oven, and integrated microwave, with further space for additional appliances. A door provides direct access to the outside, allowing easy movement between the front and rear gardens.

The generous sitting room flows seamlessly into a dining area, offering flexible living space which could, if required, be enclosed to create a third bedroom. Double doors open into a solid-roof conservatory, beautifully glazed and featuring sliding doors that lead out to the south-facing rear garden.

Upstairs, the property offers two well-proportioned double bedrooms, both benefiting from fitted wardrobes and additional eaves storage. A spacious shower room serves this floor, complete with a WC and wash hand basin.

Externally, the property offers a resin bond driveway and access to the garage. The large front garden is mainly laid to lawn, enhanced by mature planted borders. The rear garden enjoys a sunny southerly aspect with lawn and a generous patio area, all enclosed by well-established borders and hedges, providing a good degree of privacy.

## ADDITIONAL INFORMATION

Council tax – E



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

**For more information or to arrange a viewing please contact us;**

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