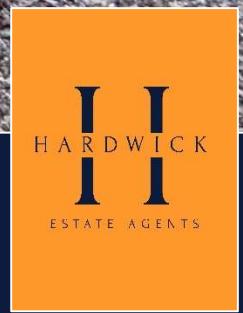




Peekaboo, Happy Bottom, Corfe Mullen, Wimborne, BH21 3DP

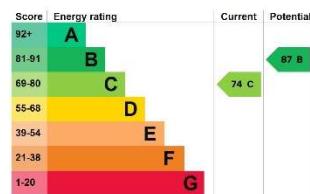


Set along a private lane adjacent to Happy Bottom Nature Reserve this charming detached bungalow has 2 double bedrooms, 2 bathrooms, open plan living and a garden studio.

- Impressive open plan kitchen/living room
- Separate dining room
- Utility room
- 2 double bedrooms
- En-suite shower and main bathroom
- Garden studio/summer house
- Wood burner
- Gas central, under-floor heating
- Secluded low maintenance garden
- Driveway parking
- Semi-rural setting close to amenities

**ASKING PRICE:**  
£550,000 (Freehold)

**EPC RATING:**





## Property Description

Tucked away along a quiet private road in the sought-after semi-rural setting of Happy Bottom, Peekaboo is an attractive detached bungalow that has been extensively improved in recent years to create a stylish, modern home. The property enjoys a peaceful position close to Happy Bottom Nature Reserve with lots of opportunities for local walks, while remaining conveniently placed for access to local amenities.

The accommodation is thoughtfully arranged and centres around a superb open-plan sitting room and kitchen, designed as two clearly defined yet flowing spaces. The sitting area features a characterful wood burning stove, skylight windows that flood the room with natural light, and double doors opening directly onto the garden.

The kitchen is well appointed with a good range of contemporary units and fitted appliances, including an electric oven, gas hob, dishwasher and fridge freezer. Further double doors and additional skylights enhance the light and airy feel of this space, making it ideal for both everyday living and entertaining.

A separate dining room offers flexibility and could be reconfigured to provide a potential third bedroom if required. The utility room provides useful additional storage and space for further white goods.

There are two generous double bedrooms, with the principal bedroom benefiting from double doors to the garden and a modern en-suite shower room. The main bathroom is fitted with a stylish three-piece suite.

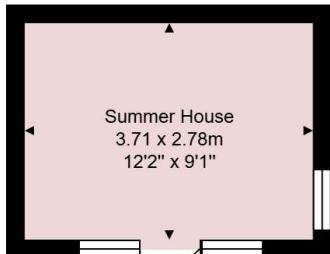
Outside, the property continues to impress. The low maintenance rear garden is arranged with patio and decking areas, complemented by mature planted borders and some raised borders creating a pleasant and private outdoor space. There is also a greenhouse, shed and woodstore, while a garden studio/summer house offers an excellent opportunity for a home office, hobby room or relaxing retreat. To the front, driveway parking is available for approximately three vehicles, and there access around all sides of the property.

Additional features include gas fired central heating with underfloor heating throughout (with the exception of the dining room), double glazing, and a location that perfectly balances tranquillity with convenience.

## ADDITIONAL INFORMATION

Council tax – D

The road is private, maintained by the residents with an occasional modest contribution towards upkeep. The property is connected to mains drainage via a pump.



Area: 10.3 m<sup>2</sup> ... 111 ft<sup>2</sup>

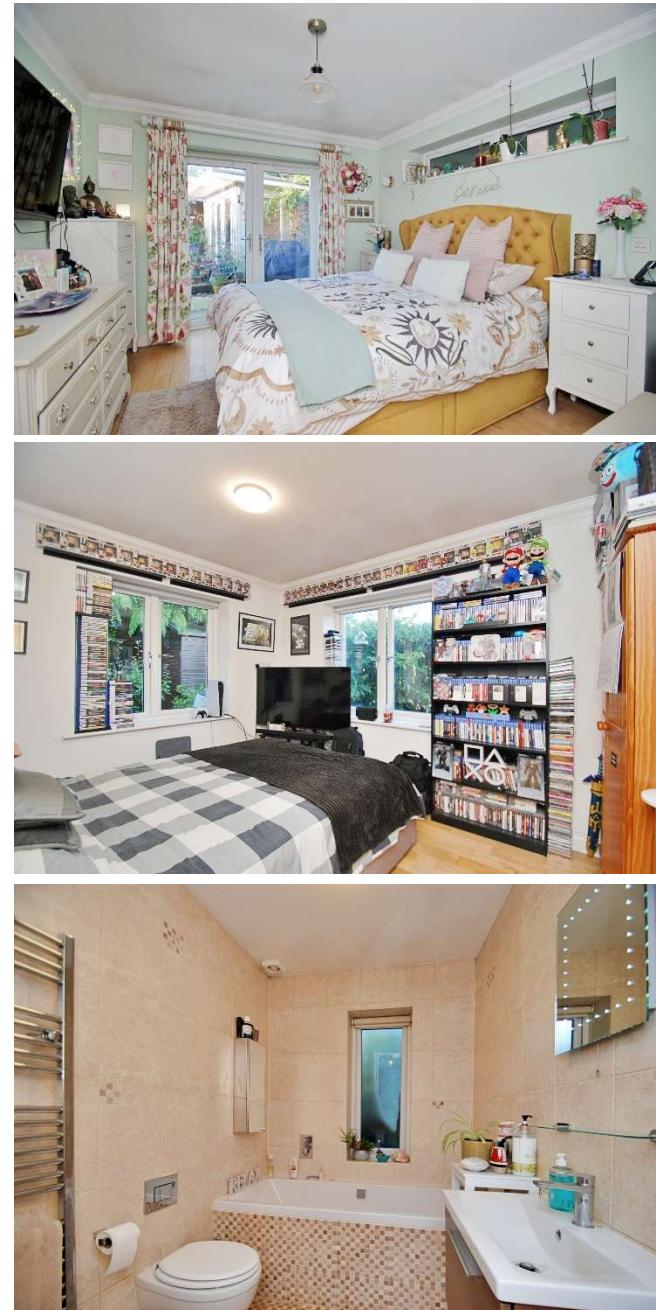


Total Area: 100.8 m<sup>2</sup> ... 1085 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



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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