



5 Victory Gardens

Corfe Mullen, Wimborne, BH21 3DJ



A modern, beautifully presented 4 bedroom detached house with an open plan kitchen/dining room, southerly facing garden and views towards the recreation ground.

- Sitting room
- Open plan kitchen/dining room
- Utility room
- Ground floor wc
- Additional reception room (converted garage)
- Main bedroom with en-suite
- 3 further bedrooms
- Family bathroom
- Driveway parking
- Store room
- Southerly facing garden

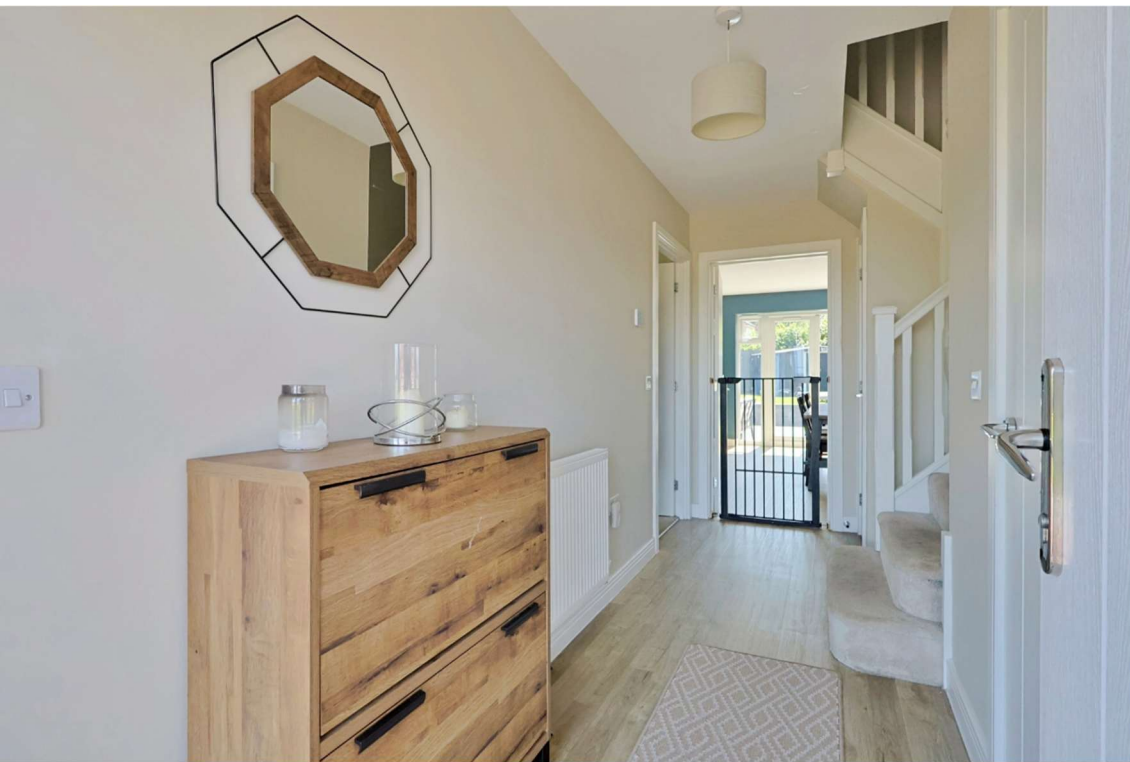
ASKING PRICE:

£550,000 (Freehold)

EPC RATING:

Band - B







Description

The property is an exceptional modern detached family home, constructed just five years ago and presented in excellent order throughout. Occupying an enviable position within a quiet cul-de-sac, the property enjoys an attractive outlook across open green space towards Corfe Mullen Recreation Ground, creating a pleasant sense of space rarely found on modern developments. Offering versatile, well-planned accommodation, together with a southerly-facing garden and additional converted living space, this is an ideal home for growing families and those seeking contemporary living in a convenient village location.

The accommodation is entered via a welcoming reception hall with stairs rising to the first floor and a useful cloakroom fitted with a WC and wash hand basin. To the front of the property, the attractive sitting room features a bay window enjoying delightful views across the green.

Spanning the rear of the house is an impressive open-plan kitchen/dining room, creating the heart of the home. French doors provide direct access to the rear garden, allowing the space to flow seamlessly for indoor and outdoor entertaining. The kitchen is comprehensively fitted with a range of contemporary base and eye-level units complemented by generous work surfaces and a breakfast bar. Integrated appliances include a double oven, microwave, gas hob. The fridge/freezer and dishwasher, all concealed behind matching cabinetry for a sleek finish. A separate utility room provides additional storage and space for further appliances.

The attached garage has been thoughtfully adapted, with approximately the rear two-thirds converted to provide a versatile additional room currently used as a bedroom. This flexible space would equally suit a home office, studio, playroom or hobbies room, while the retained front section of the garage offers useful storage and is accessed via an electric roller door.





The first floor offers four generously proportioned bedrooms, making the property particularly well suited to family living. The principal bedroom benefits from its own contemporary en-suite shower room, fitted with a stylish three-piece suite. The remaining bedrooms are served by a modern family bathroom comprising a white three-piece suite with bath and shower over.

Outside, the property enjoys excellent kerb appeal with driveway parking leading to the remaining garage storage area. In addition, there is an additional parking space situated within a parking bay directly opposite the property. The rear garden is undoubtedly one of the home's standout features, enjoying a sought-after southerly aspect. Immediately adjoining the property is a substantially enlarged paved patio, providing an excellent entertaining area and ideal space for outdoor dining. Beyond, the garden has been designed for ease of maintenance with an extensive artificial lawn, all enclosed by timber panel fencing to provide a safe and private environment for families and pets.

Location

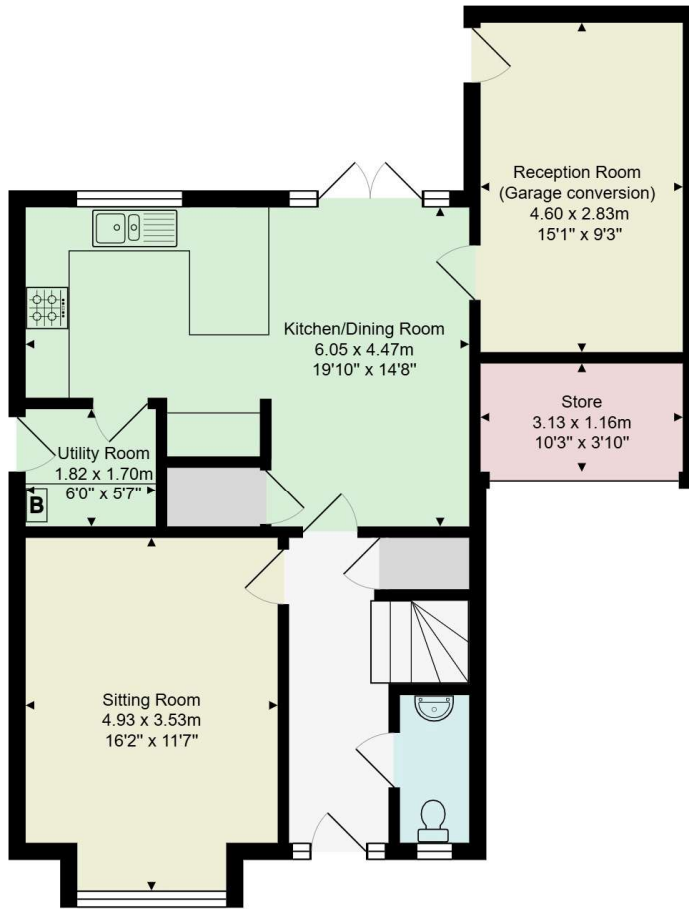
Victory Gardens is a modern residential development situated on the eastern side of the popular Dorset village of Corfe Mullen. The property enjoys a peaceful setting opposite open green space and within easy walking distance of Corfe Mullen Recreation Ground, offering children's play facilities, sports pitches and open parkland. Corfe Mullen offers an excellent range of day-to-day amenities including local shops, supermarkets, cafés, doctors' surgeries, pharmacies and highly regarded schools for all age groups.

Additional Information

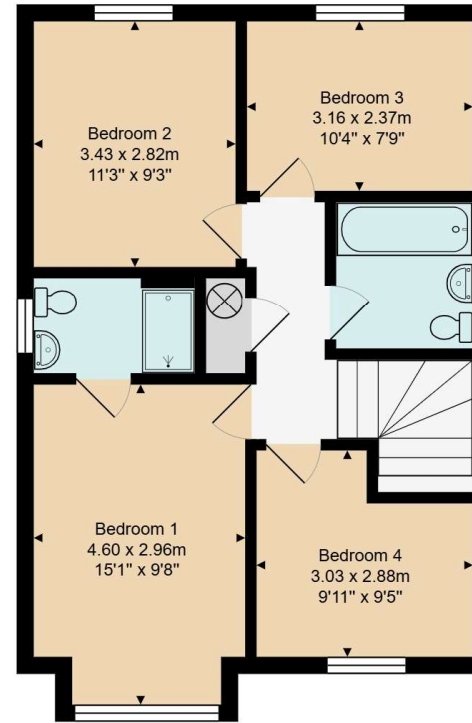
Council tax band – E
Annual estate charge - £328.92



Total Area: approx (including garage) 130.9 m² ... 1409 ft²
 All measurements are approximate and for display purposes only.



Ground Floor
 Area: approx (including garage) 74.9 m² ... 806 ft²



First Floor
 Area: approx 56.0 m² ... 603 ft²

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	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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