



41 HAMILTON ROAD, CORFE MULLEN, WIMBORNE, DORSET, BH21 3PH  
£595,000 FREEHOLD

**A WELL PRESENTED, SPACIOUS, INDIVIDUAL 3/4 BEDROOM DETACHED BUNGALOW FOR SALE WITH NO FORWARD CHAIN, IN A QUIET CUL-DE-SAC WITHIN ABOUT HALF A MILE'S WALK OF CORFE MULLEN VILLAGE CENTRE.**

#### **SUMMARY:**

The property was built to a high standard of specification in 1976 by an architect for his own occupation, and benefits from gas central heating, UPVC double glazing, a security alarm system, 4 double bedrooms, and scope to convert the fourth bedroom and double garage into an annexe.

It is set in an established residential area with easy access to local amenities and bus services. Hamilton Road is about 1.5 miles from the centre of Broadstone, and about 3 miles from Wimborne town centre.

#### **AT A GLANCE**

- NO FORWARD CHAIN
- Study/bedroom 4/dining room
- Conservatory
- In a quiet cul-de-sac
- Double garage



## DESCRIPTION:

There is an attractive reception hall complemented by spacious coat, storage and airing cupboards, the latter of which houses a pressurised hot water cylinder (fitted about 3 years ago.)

The well proportioned, dual aspect lounge/dining room features a full height stone fireplace (with inset gas fire), a glazed serving hatch to the kitchen, and a patio door to a rear conservatory (with concealed blinds, and double doors to the garden.) The study/bedroom 4 has built-in wardrobes.

The kitchen is fitted with modern units and worktops and has a Neff gas hob, extractor, Neff electric double oven, integrated fridge-freezer, space and plumbing for dishwasher and washing machine, and door to the rear garden.

Bedrooms 1, 2 and 3 all have fitted wardrobes, and there is a fully tiled shower room (with loft access) and a fully tiled bathroom.

A 5-bar gate leads to a block paved driveway providing ample off road parking and leading to an integral double garage (with electric door, wall mounted Worcester gas central heating boiler (fitted in 2017), lighting, power points and side door.)



The front garden is screened from the road by an established hedge and there is access to the rear garden on both sides of the bungalow. One side access is notably wide.

The rear garden has a raised patio with wrought iron balustrade, a shaped lawn, a crazy paved footpath, a timber shed, a raised fish/lily pond, a greenhouse, a weeping pear tree, and shrubs including wisteria, and magnolia.

**LOCATION:**

Corfe Mullen provides a range of shops including a Co-op supermarket, schools for all age groups including the renowned Corfe Hills, a health practice and local bus services. There are scenic walks across the Upton Heath SSSI, which offers outstanding views towards the backwaters of Poole Harbour.

Broadstone provides an excellent range of shops including an M & S Food Hall, pubs and restaurants, a large recreation park, a sports complex and a championship golf course. There are 2 first schools, a middle school and, between Broadstone and Corfe Mullen, Corfe Hills secondary school. Boys' and girls' grammar schools are nearby, and there is good access to independent schools eg Dumpton, Castle Court and Canford. The market town of Wimborne Minster offers a wide range of amenities, whilst the coastal town of Poole, which has a mainline rail link to London Waterloo, is within about 20 minutes' drive.

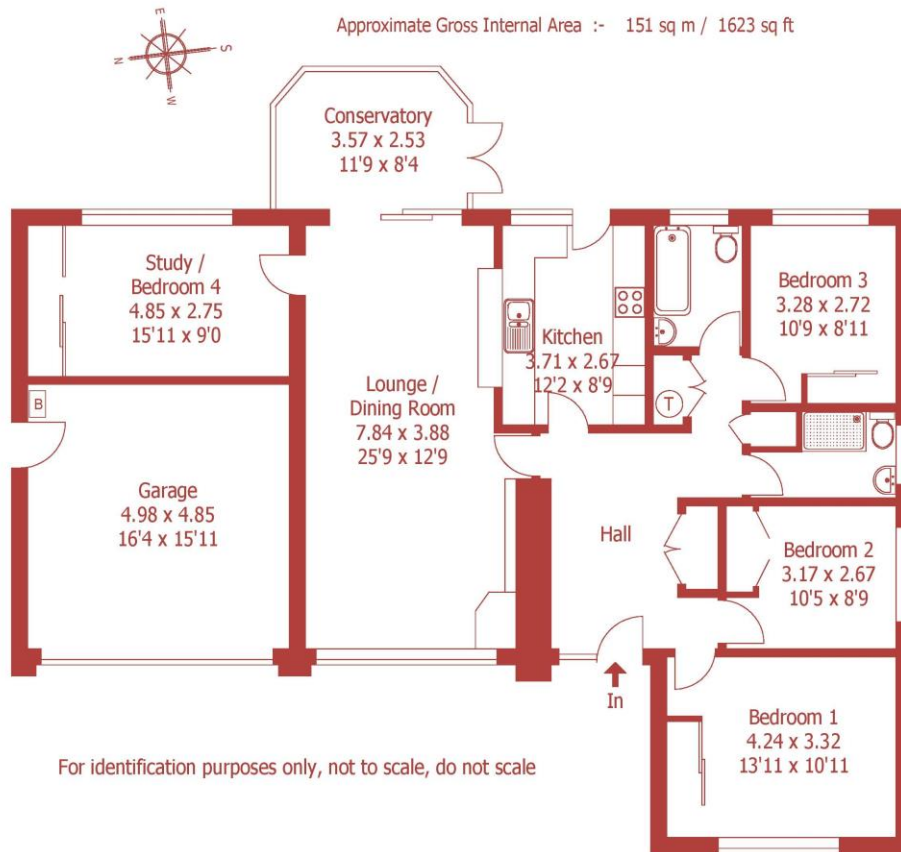
**COUNCIL TAX:**

Band E

**DIRECTIONS:**

From Broadstone, proceed up Springdale Road, passing Julia's House on the left. Turn right into Highfield Road, and take the second turning on the right into Hamilton Road.





This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A		
(81-94)	B		
(69-80)	C		77
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER: Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Wimborne | 01202 841171 | properties@christopherbatten.com

[christopherbatten.co.uk](http://christopherbatten.co.uk)

