



7 ORCHARD LANE, CORFE MULLEN, WIMBORNE, DORSET, BH21 3SU
£495,000 FREEHOLD

A 3 DOUBLE BEDROOM DETACHED HOUSE FOR SALE WITH NO FORWARD CHAIN, SET ON A LARGE CORNER PLOT IN A QUIET RESIDENTIAL LOCATION.

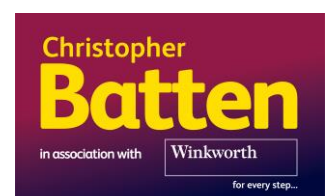
SUMMARY:

The property has been well maintained and benefits from gas central heating, UPVC double glazing, a block paved driveway providing ample parking, and a garage with a large attached garden studio.

AT A GLANCE

- 3 double bedrooms
- NO FORWARD CHAIN
- Set on a large corner plot
- In a quiet residential location
- Garage with a large attached garden studio

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DESCRIPTION:

There is a reception hall with under stairs and coat cupboards, a side door to an integral porch, and a cloakroom (with WC and wash basin.)

To the front, the lounge has a decorative fireplace (with electric fire), and an archway leads to a dining room with a double glazed patio door to a sun deck. The kitchen has units, worktops, Worcester gas fired boiler, space and plumbing for washing machine and tumble dryer, and space for slot-in cooker and under-counter fridge and freezer. The appliances are available by separate negotiation.

The first floor landing has an airing cupboard and access (via retractable ladder) to a partly boarded loft (with fitted light).

Bedrooms 1 and 2 have built-in and fitted wardrobes, and bedroom 3 has fitted wardrobes. The bathroom comprises corner bath (with Mira shower over), WC and wash basin.



There is an open plan front garden, a block paved driveway providing ample off road parking, and a garage with up-and-over door, rear window, lighting and power points. Adjacent to the garage is a large garden studio with a ceramic tiled floor, power points, single doors to the front and rear, and double doors to the side garden.

Beside the house there is a large lawned garden interspersed with shrubs. A side gate leads to a nicely enclosed, private rear garden with a raised sun deck, a lawn and a timber shed.

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. The market town of Wimborne, approximately 3 miles away, offers a wide range of shops and amenities, and the coastal town of Poole, which has a mainline rail link to London Waterloo, is within about 20 minutes' drive.

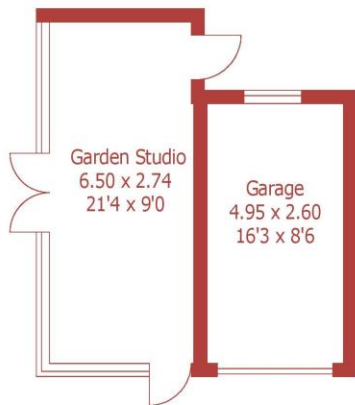
COUNCIL TAX:

Band D

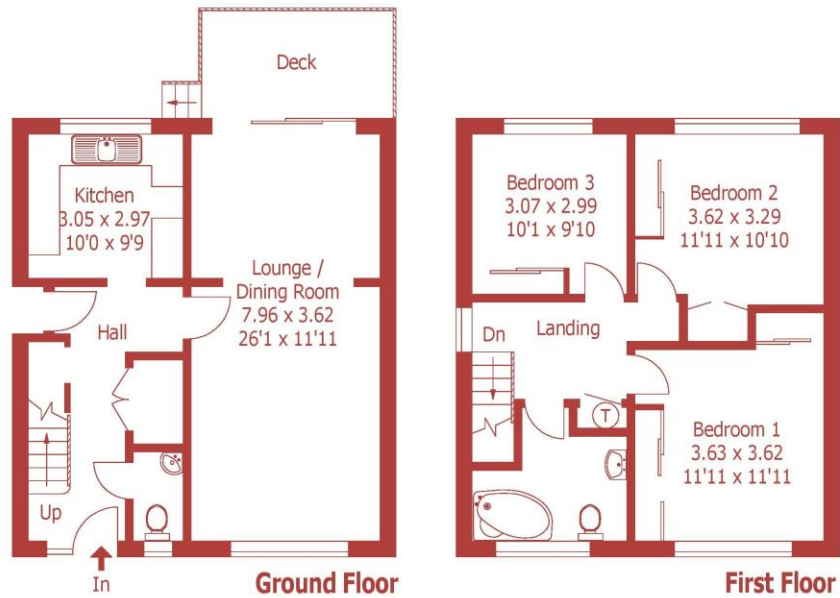
DIRECTIONS:

From Wimborne, proceed along Julians Road to the Lake Gates roundabout, and take the second exit towards Corfe Mullen. Proceed up Wimborne Road, passing the Lambs Green Inn on the left. At the roundabout, take the third exit, passing Lockyers School. At the junction of Wimborne and Blandford Roads, turn right and first left into Pardys Hill. After a short distance, turn left into Haywards Lane. At the top, turn left into Orchard Lane, and number 7 can be found at the head of the left hand side.





Approximate Gross Internal Area :- 104 sq m / 1118 sq ft
 Garage / Garden Studio Approximate Gross Internal Area :- 32 sq m / 343 sq ft



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



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.



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