



29 Primrose Way, Corfe Mullen, Wimborne BH21 3NT

An exciting opportunity to acquire a beautifully presented three double bedroom semi-detached family home with many outstanding features, including a master en-suite shower room and south facing rear garden. Located within walking distance of local amenities and renowned schools. Must be viewed!

EPC: 68 Council Tax Band: C Price: £395,000 Freehold







Key Features

- THREE DOUBLE BEDROOMS
- MASTER EN SUITE SHOWER ROOM
- BRIGHT AND AIRY LIVING ROOM
- DINING ROOM
- WELL APPOINTED KITCHEN
- SUPERB PRESENTATION
- SOUTH FACING GARDEN
- FAVOURED SCHOOLS CATCHMENT
- CLOSE TO AMENITIES
- MUST BE VIEWED

The Property

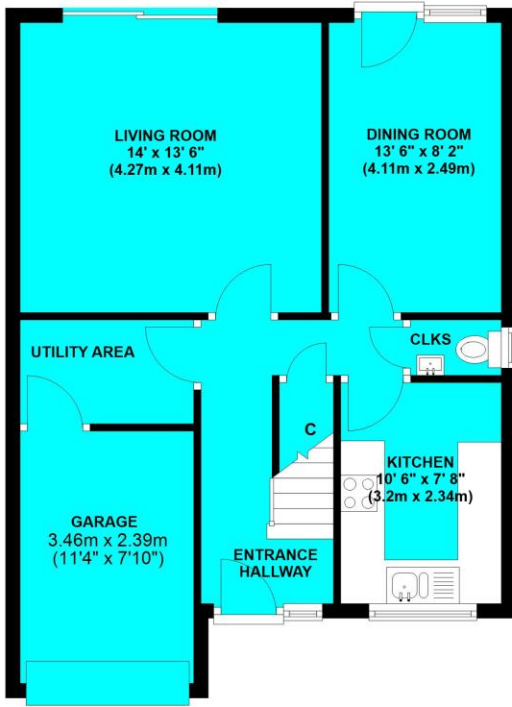
Set on a continually popular development close to local shops and amenities, the property is quietly situated and enjoys a large frontage. A composite double glazed door provides access to the hallway which serves all principal rooms on the ground floor. There is a bright and airy living room with patio doors leading out to the south facing garden. Adjacent to this is a separate dining room providing excellent entertaining space and again has a door leading out to the garden. A well appointed kitchen overlooks the front garden and also includes a wall mounted Worcester gas boiler. To complete the picture, there is a cloakroom, together with useful walk-in utility area, which was formerly part of the integral garage.

The spacious first floor landing has loft access via a ladder and an airing cupboard with fitted linen shelving. A rare feature is the excellent master bedroom with extensive built in wardrobes and cupboards, together with a fully tiled en-suite shower room. There are two further double bedrooms, both with built in wardrobes, together with a particularly spacious bathroom.

Open plan front garden, together with driveway providing parking for three cars. Secluded landscaped south facing rear garden with patio/entertaining area, timber garden store, gazebo with patio and split level lawned areas bordered by a variety of shrubs. Outside tap.

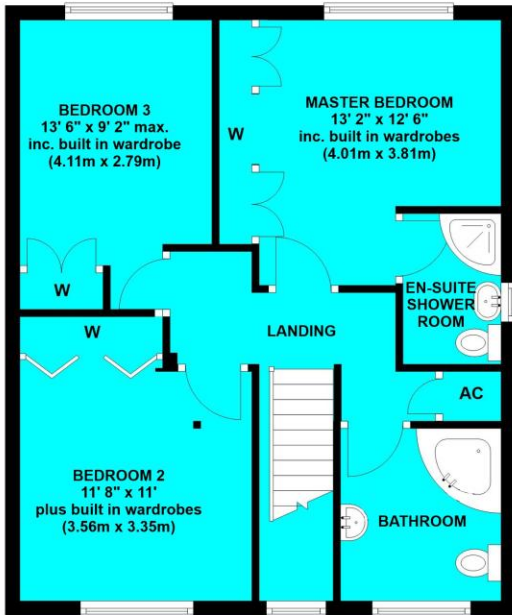
Ground Floor

Approx. 55.5 sq. metres (597.1 sq. feet)



First Floor

Approx. 52.9 sq. metres (569.0 sq. feet)



Total area: approx. 108.3 sq. metres (1166.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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