

2 Arnhem Close,

Corfe Mullen, Wimborne, BH21 3ER

HARDWICK
ESTATE AGENTS

A beautifully presented, modern 2 bedroom, 2 bath/shower room semi-detached house situated in a desirable location.

- Entrance hall
- Kitchen
- Sitting/dining room
- Ground floor wc
- Main bedroom with fitted wardrobes
- Ensuite shower room
- Bedroom 2
- Bathroom
- Driveway parking
- Garden
- Garden lodge/home office
- Sellers suited

ASKING PRICE:

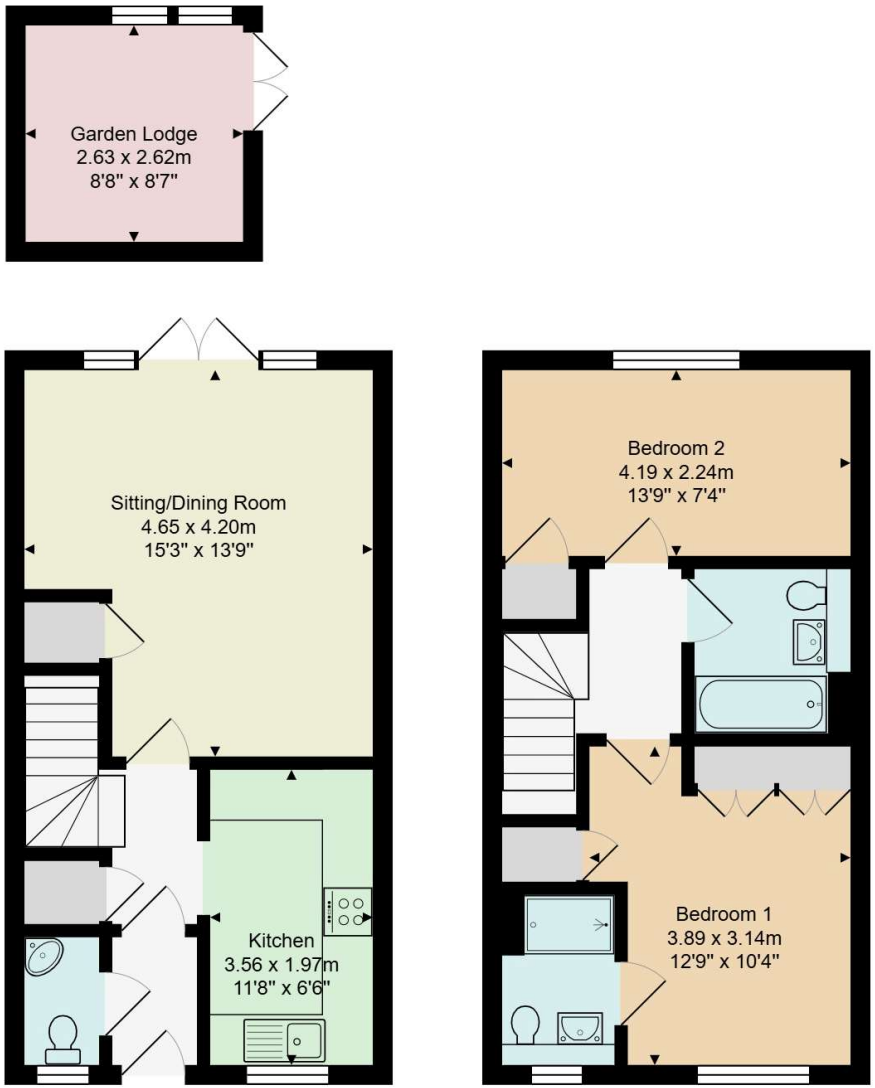
£325,000 (Freehold)

EPC RATING:

Band - B







Total Area: 70.4 m² ... 758 ft² (excluding garden lodge)

All measurements are approximate and for display purposes only.

THE PROPERTY

Situated in a quiet cul-de-sac overlooking an attractive area of green space, this beautifully presented two-bedroom, two-bathroom semi-detached home offers stylish modern living in a sought-after Corfe Mullen location. Approximately five years old and benefiting from the remainder of the NHBC warranty, the property is ready to move straight into and enjoys the added advantage of driveway parking, a fully insulated garden lodge and close proximity to Corfe Mullen Recreation Ground.

ACCOMMODATION

An entrance hall leads into a spacious sitting/dining room, creating an excellent everyday living space with a fitted understairs storage cupboard and double doors opening directly onto the rear garden, allowing plenty of natural light to flow through.

The contemporary kitchen enjoys pleasant views across the green space to the front and is fitted with a comprehensive range of matching base and eye-level units. Integrated appliances include an oven with hob and extractor above, fridge freezer, and slimline dishwasher, all concealed behind matching cupboard fronts for a seamless finish, with space for a washing machine.

A ground-floor cloakroom completes the downstairs accommodation with a WC and wash hand basin.

Upstairs, the principal bedroom is well-appointed with a range of fitted furniture including built-in wardrobes and matching bedside tables, together with an additional fitted storage cupboard. It is served by a stylish en suite shower room with a modern three-piece suite. The second bedroom also benefits from a fitted storage cupboard, while the family bathroom is fitted with a contemporary three-piece suite.

OUTSIDE

To the front, the property enjoys driveway parking alongside a neatly landscaped front garden with planted borders designed for ease of maintenance. The rear garden has been thoughtfully arranged to provide an attractive outdoor space, featuring a patio terrace for seating and entertaining, with the remainder laid to lawn and enclosed by timber panel fencing.

A particular highlight is the detached garden lodge, which is fully insulated and benefits from power and lighting, making it an ideal home office, gym, hobby room or additional reception space.

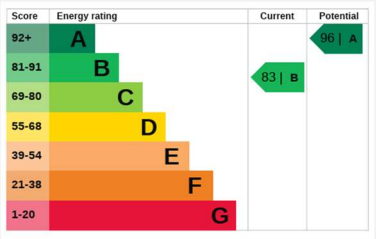
LOCATION

Arnhem Close occupies a peaceful position within the popular village of Corfe Mullen, overlooking green space and just moments from Corfe Mullen Recreation Ground. The village offers an excellent range of everyday amenities including local shops, supermarkets, cafés, doctors' surgeries and highly regarded schools. Wimborne Minster and Broadstone are only a short drive away, offering a wider selection of independent shops, restaurants and leisure facilities.

ADDITIONAL INFORMATION

Council tax – C

Annual estate charge – approx. £300.










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 fitments, 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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