GREYS

ESTATE AGENTS

13 Coronation Way, Corfe Mullen, Wimborne, BH21 3EN

Asking Price **£445,000**

- Three Bedrooms
- Modern Throughout
- Remainder of Builders Guarantee
- Lovely Rear Garden
- Attractive Development
- Detached Family Home
- Constructed in 2021
- Garage & Driveway
- Two Bath/Shower Rooms
- Vendor Suited

7 The Triangle, Upton, Poole, Dorset, BH16 5PG
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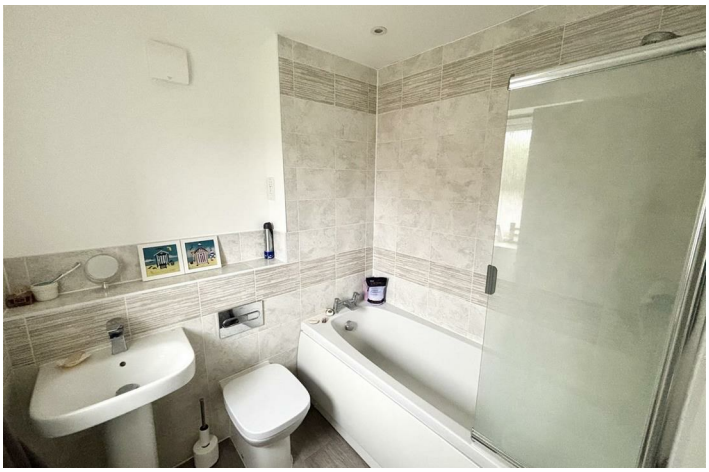
Tucked away in an attractive modern development, this detached home offers well presented accommodation ideal for a modern family dynamic. VENDOR SUITED!

3 2 1 B

Council Tax Band: D



Coronation Way

Entering centrally into the home, you are welcomed by an inviting hallway featuring a small storage cupboard, stairs to the first floor and a convenient cloakroom.

To the right, the spacious living room enjoys a delightful double aspect, with a large front window filling the room with natural light and French doors opening out to the rear garden — perfect for relaxing or entertaining.

On the opposite side, the stylish kitchen/dining room also benefits from a dual aspect, creating a bright and airy atmosphere. The kitchen is fitted with a range of contemporary matching wall and base units, including an integrated Zanussi fridge/freezer. There is ample space for a dining table and chairs, making this an ideal setting for family meals or casual gatherings, with double doors leading directly to the garden for seamless indoor/outdoor living.

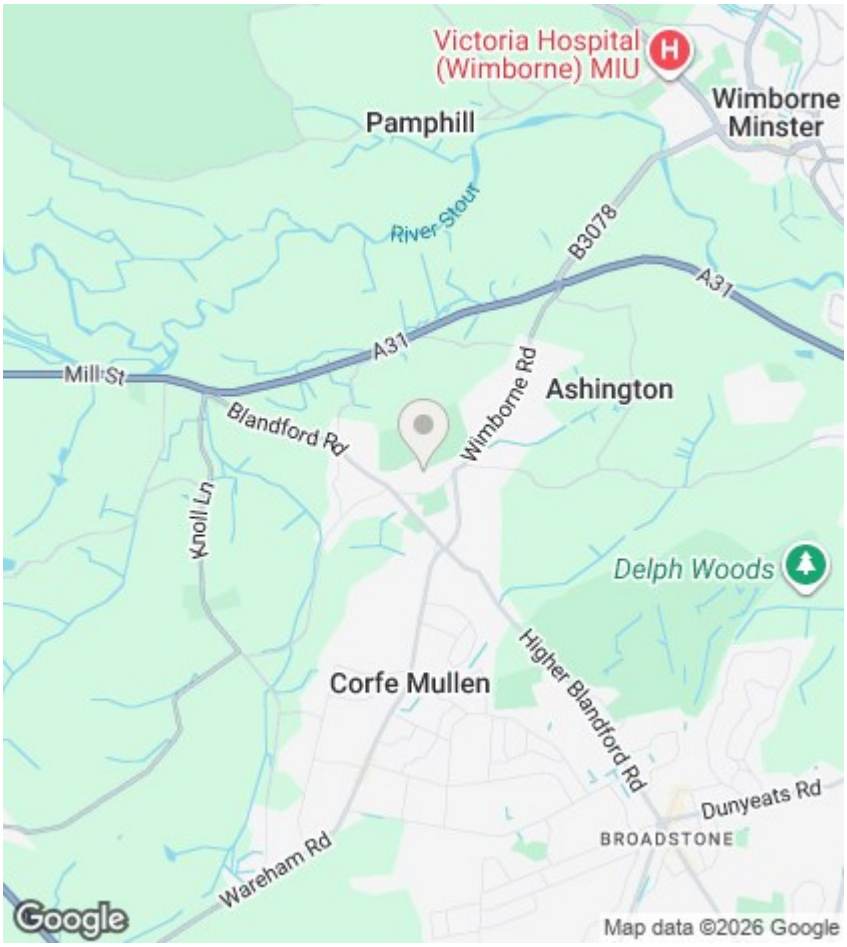
A useful utility room is accessed from the kitchen, offering plumbing for a washing machine and an additional rear access door for everyday convenience.

Upstairs, the property offers three well proportioned bedrooms - the principle bedroom has an adjoining en-suite shower room. The remaining bedrooms are served by a well appointed family bathroom.

Outside, the rear garden provides a pleasant and private space to enjoy outdoor dining, relaxation, or play. Majority laid to lawn with borders supporting a variety of maturing shrubs & bushes - all of which is enclosed by panel fencing and some brick walling from the neighbouring garage. There is also a summer house tucked into the corner. Off-road parking is provided by a block paved driveway and there is a detached garage for further storage.

Positioned within a quiet part of this development, this home is ideally located in order to access a range of favoured amenities and well regarded local schooling.

With our vendor suited, internal viewing is a must in order to appreciate what the home has to offer. To arrange, or for more information, please call our Upton Branch.



Agents Note

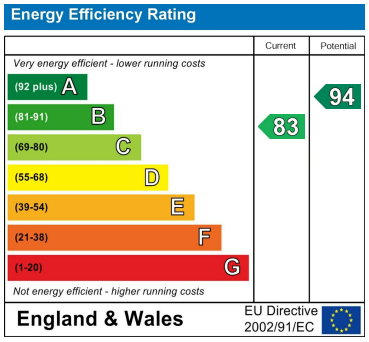
Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred.
No appliances have been tested so the agent cannot verify that they are in working order.
The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

Viewings

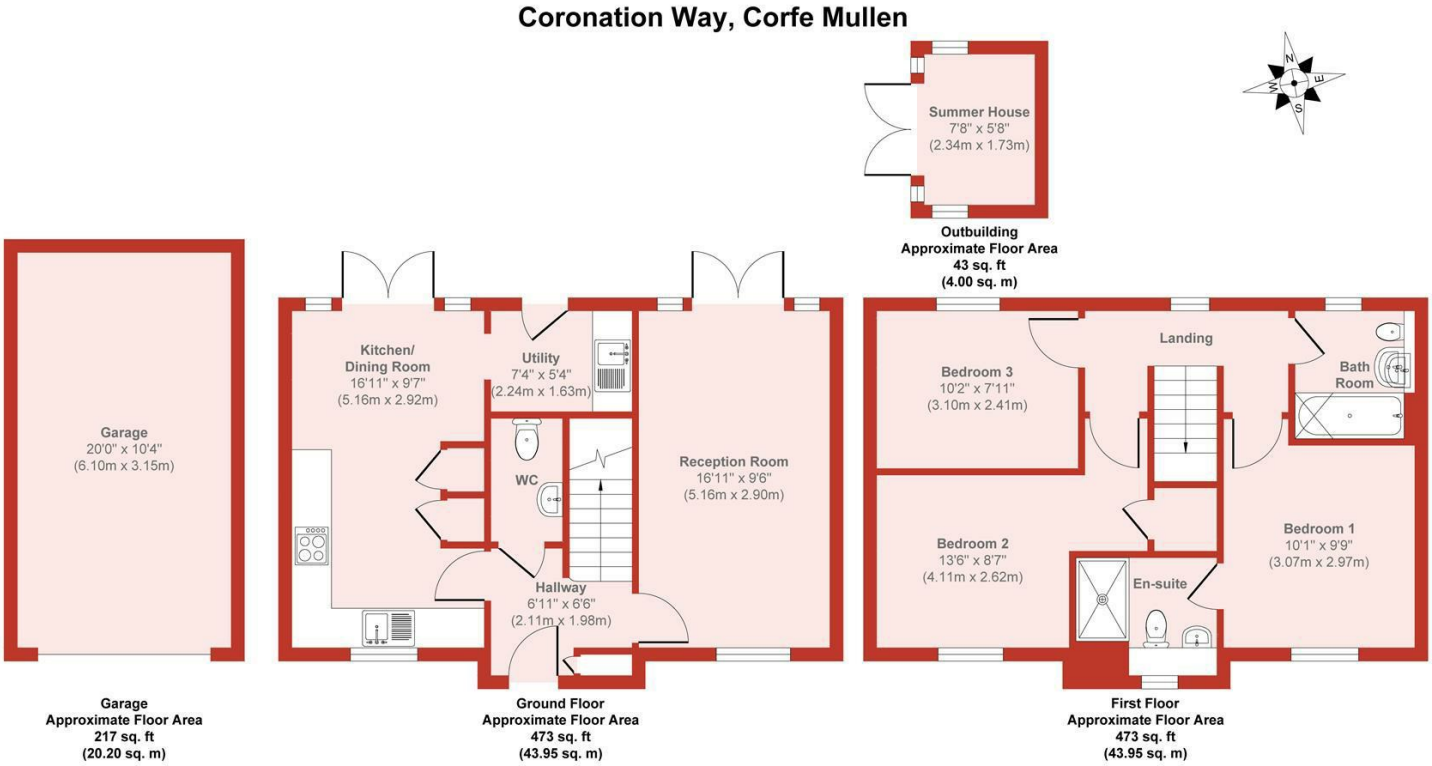
Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

B



Coronation Way, Corfe Mullen



Approx. Gross Internal Floor Area 1206 sq. ft / 112.10 sq. m

Produced by Elements Property

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