



EDWARDS
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COGDEAN CLOSE
WIMBORNE, BH21 3XA



GUIDE PRICE £750,000

- Detached family home
- Owned solar panels
- 4 bedrooms
- 4 reception rooms
- 2 bathrooms
- Separate 1 bedroom annexe
- Private rear garden
- Substantial detached garden room
- Ample off road parking
- Short drive from Wimborne town centre

This exceptionally spacious family home is nestled in a quite spot on the fringes of the popular village of Corfe Mullen. Accommodation includes four bedrooms, four receptions as well as separate annexe (converted double garage). Immaculately presented throughout there is also a private rear garden and ample off road parking to the front of the property. Viewing is highly recommended.



This superb detached family home offers spacious and beautifully presented accommodation plus a self-contained annexe with shower and kitchen area, boiler and GCH. Situated within a small enclave of properties on the outskirts of Corfe Mullen and within easy reach of local amenities, well regarded schools and main road links. Wimborne town centre is a short drive or a leisurely walk away.

The hub of the main house is the large, dual aspect open plan entrance reception/kitchen/dining room. The kitchen has a comprehensive range of base and wall units along with an excellent specification of integrated appliances. Laid with hard flooring throughout the room has a light and airy ambience. A separate dual aspect lounge provides further social space and has French doors opening to the rear garden. An office is located off the hallway as well as ground floor cloakroom.

On the first floor there are four bedrooms – two of which have substantial built-in storage. The master bedroom benefits from a stylishly appointed ensuite bathroom and a family bathroom serves the remaining three.

A further benefit of this lovely home is a self-contained annexe – converted from the double garage – which includes a shower room and kitchen area – ideal for multi-generation living.

Outside there is ample off road parking to the front of the property and the private rear garden has a substantial garden room with covered area to the side – suitable for use as a gym/office/hobbies room. A generous paved patio spans the rear of the property with the remainder of the garden laid mainly to artificial lawn surrounded by raised beds with feature planting. Fencing to boundaries ensures a good degree of privacy.

Additional Information

Energy Performance Rating: C

Council Tax Band: E

Tenure: Freehold

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: Yes

Parking: Private driveway

Utilities: Mains electricity, mains gas, mains water

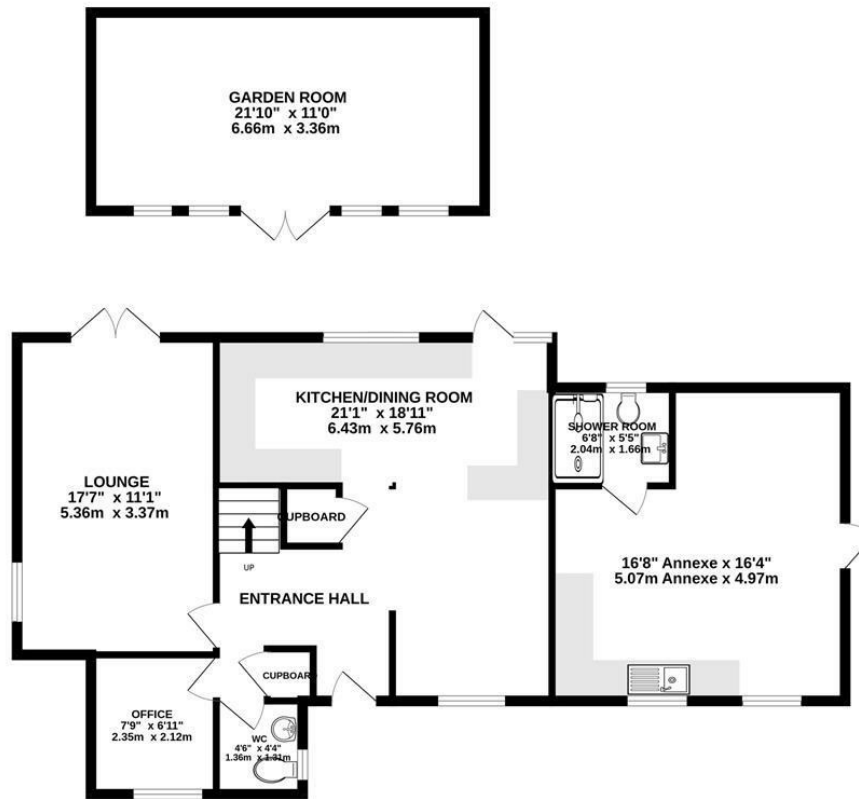
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

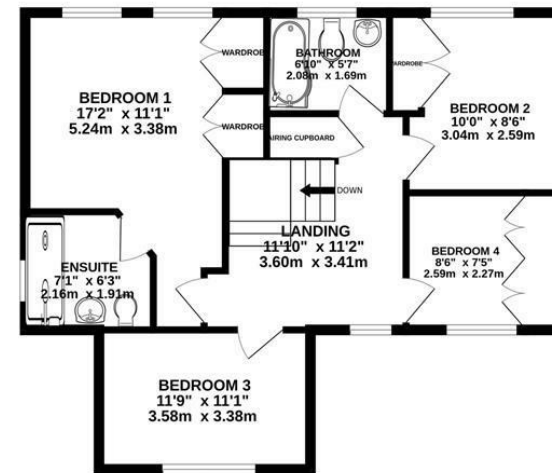
Mobile Signal: Refer to Ofcom website



GROUND FLOOR
1173 sq.ft. (109.0 sq.m.) approx.



1ST FLOOR
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 1787 sq.ft. (166.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.

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