



4 Saddle Close, Colehill, Wimborne, BH21 2UN

£425,000

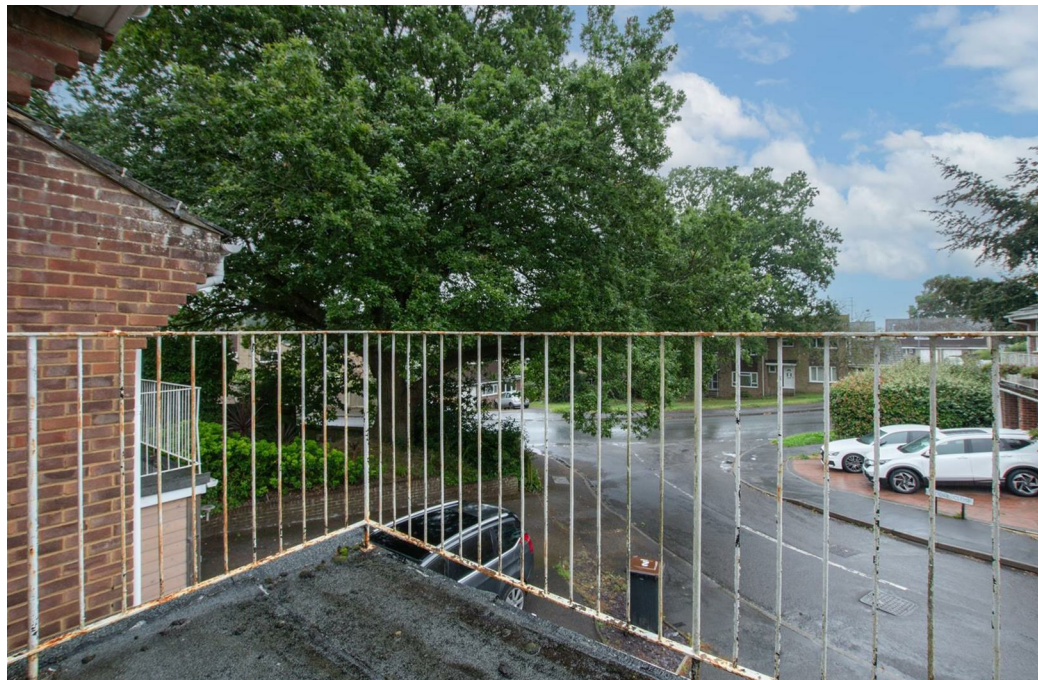
- Detached Family Home
- Well Presented Throughout
- Scope To Extend/Convert
- Three Spacious Bedrooms
- Mature Rear Garden
- Versatile Accommodation
- Family and En-Suite Bathrooms
- Garage and Parking
- Sought After Location

4 Saddle Close, Wimborne BH21 2UN

A super three double, two bathroom detached family home, situated in a popular cul-de-sac location close to sought after local schools and with easy access to Wimborne Town Centre. Deceptively spacious and versatile, with the main accommodation being on the first floor from the front aspect, but ground level to the rear. Well presented throughout, the property has scope to extend / convert to create further bedrooms, office if needed. Located in a mature setting.



Council Tax Band:



Property Details

Area

Colehill is a sought after location on the edge of the popular market town of Wimborne. Within the catchment of good quality first and middle schools, the area is always popular with families. Easy access to Bournemouth, Poole and London via the A31 leading onto the M27/M3 to London. Excellent walking, riding and cycling can be enjoyed in The New Forest National Park which is on the door step.

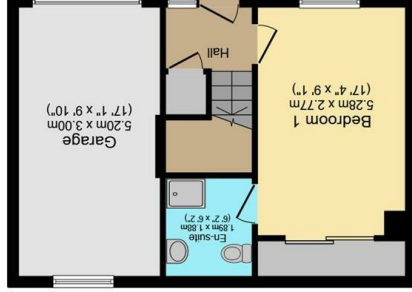
Description

Covered Entrance Porch, with door to Entrance Hall, understairs storage, Door to Main Bedroom, a spacious double, built in wardrobe space, door to En-Suite Shower Room, built in shower cubicle, low level w.c, wash hand basin. Stairs from the entrance hall to upper level Landing and main accommodation, hatch to loft, built in airing cupboard. Lounge / Diner, a good size room with feature fireplace and inset living flame gas fire, picture windows and glass paneled door to Balcony, front aspect, wrought iron balustrade. Kitchen / Breakfast Room, range of work surfaces with ample storage cupboards, integrated, fridge freezer, dishwasher, built in oven and hob,

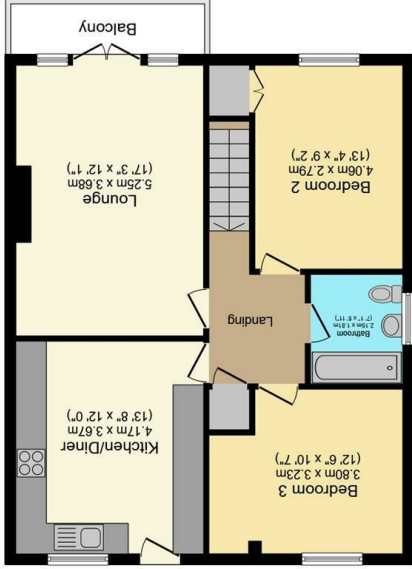
space for washing machine, recently installed boiler, part tiled, windows and door to rear garden. Bedroom Two, a good size double, with recess area ideal for wardrobes if needed, window to rear. Bedroom Three, large double, built in wardrobe, window to front. Bathroom, paneled bath with shower attachment over, low level w.c, wash hand basin, frosted window. Outside, Rear Garden, part laid to lawn with various flower and shrub borders, paved patio area adjoins the property ideal for al-fresco dining etc, to the rear is a timber framed covered area decorated with foliage and mature Wisteria, the garden is fully enclosed by timber paneled fencing and mature planting giving a good deal of seclusion. Side access via steps to the Front Garden, laid to lawn. Driveway proves Off Road Parking and leads to Garage, with up and over door, power and light. Neighbours have converted the garage (subject to the necessary permissions) to provide further accommodation, bedroom, office, playroom etc.

Tenure
Freehold





Ground Floor
Floor area 40.0 m² (430 sq.ft.)



First Floor
Floor area 72.6 m² (782 sq.ft.)

TOTAL: 112.6 m² (1,212 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Energy Efficiency Rating	
Potential	Current
82	61
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	

Views

Views by arrangement only.
Call 01202 88 90 88 to make an appointment.

