



43 Wimborne Road  
Colehill, Wimborne, BH21 2RR

Asking price £675,000





## 43 Wimborne Road

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OFFERED WITH NO ONWARD CHAIN This beautifully constructed detached property completed in 2009, is one of three exclusive residences developed to form a private driveway in the prestigious area of Colehill just over a mile from the centre of Wimborne. This charming home is centrally positioned within the development, offering well-proportioned accommodation across two floors.

On the ground floor you will find the entrance hall, leading to a double aspect sitting room with French doors onto the partially walled rear garden. The spacious kitchen/ breakfast room has an extensive range of base and wall units with marble worktops and an island with a door to the garden.

Integrated appliances include:- double oven, ceramic hob with extractor over, microwave, fridge/freezer, dishwasher and quooker tap. The Utility room has further cupboards, a washing machine/dryer, integral door to garage and guest cloakroom. A study with window to front aspect completes the ground floor accommodation. Upstairs the master bedroom has a range of built in Strachan wardrobes, drawer units & dressing table, together with an ensuite shower room. There are three further double bedrooms, one with a built in cupboard, and a family bathroom with bath and separate shower over, basin with storage beneath and a WC.

The attractive enclosed landscaped gardens are a particular feature, with several terraces and a variety of plants and shrubs. Integral garage and off road parking for 2 vehicles.







## Viewing

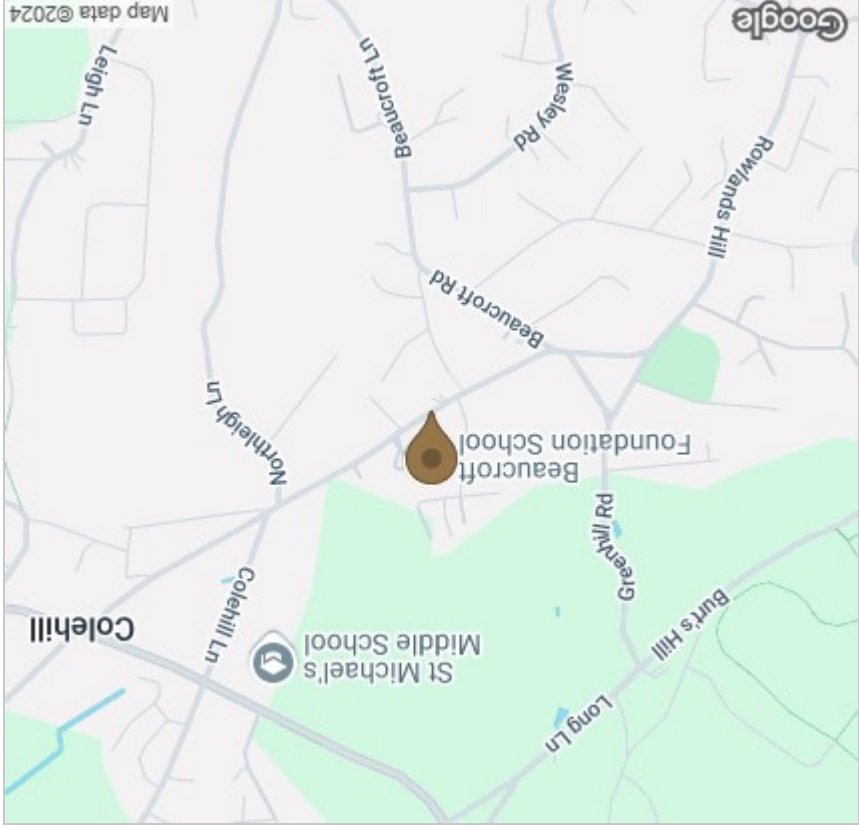
Please contact our StQ Property Group Office on 0120287723 if you wish to arrange a viewing appointment for this property or require further information.

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Moondance, 43 Wimborne Road, Colehill, Wimborne, Dorset BH21 2RR  
 Gross Internal Area (Approx.) = 162 sq m / 1,743 sq ft  
 Main House = 162 sq m / 1,743 sq ft  
 Greenhouse = 4 sq m / 43 sq ft  
 Garage = 20 sq m / 215 sq ft  
 Total Area = 186 sq m / 2,001 sq ft  
 (incl. areas of restricted height)



Area Map

Energy Efficiency Rating	
Potential	Current
87	81

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