



69 Foxcroft Drive, Colehill, Wimborne, BH21 2JY



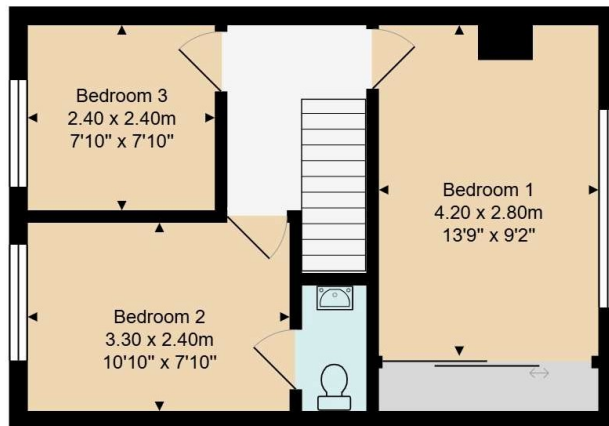
A well presented 3 bedroom semi-detached property set on a generous corner plot with driveway parking and a detached home office/garden room.

- 3 bedrooms
- Kitchen/dining room
- Separate sitting room
- Modern family bathroom
- En-suite cloakroom
- Gas central heating
- Driveway parking and carport
- Detached home office/games room
- Corner plot, southerly facing garden
- Open fire place
- Quiet cul-de-sac location

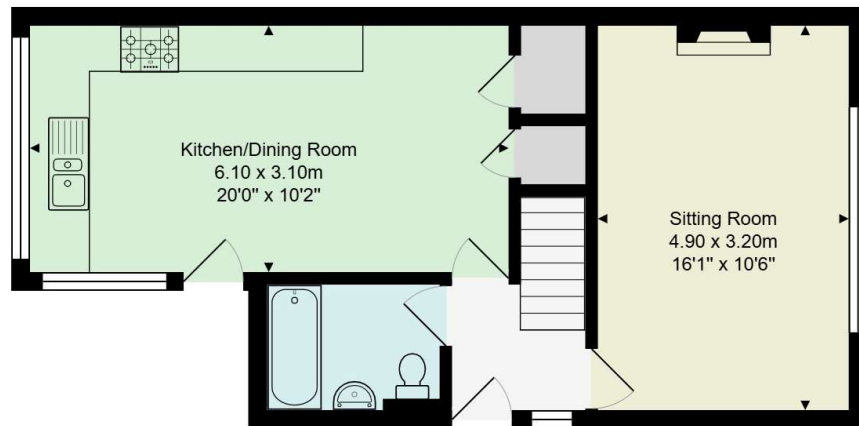
ASKING PRICE:
£425,000 (Freehold)

EPC RATING:
Band - D

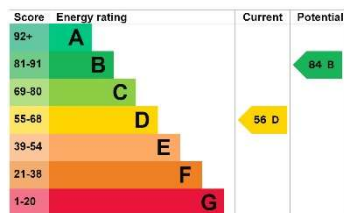




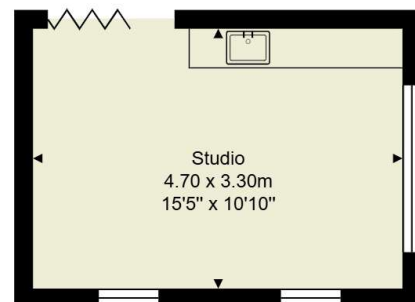
First Floor



Ground Floor



All measurements are approximate and for display purposes only.



Home office

LOCATION

The property is situated in a quiet cul-de-sac in the popular residential area of Colehill. Colehill offers a range of shops, amenities and sought after schooling. Cannon Hill Plantation, the Castleman Trailway and the River Stour are located nearby providing good walking. Wimborne Minster is located less than 2 miles away offering a wider range of facilities.

THE PROPERTY

The property is a well presented and maintained semi-detached chalet style home. It is set on a generous corner plot offering ample parking for several vehicles.

The accommodation briefly comprises; an entrance hall with stairs rising to the first floor. The sitting room has a large window overlooking the front aspect and there is a feature open fireplace.

The kitchen dining room overlooks the rear garden, there are two built in under stair storage cupboards. The kitchen includes a range of base and eye level units together with a range cooker. There is space for a fridge freezer, washing machine and dishwasher.

The family bathroom has been recently updated, the suite includes a vanity unit with marble top and an inset sink, WC, and a bath with shower over. Finished with fully tiled walls.

Upstairs there is access to the loft space which is partially boarded and houses the gas fired boiler. There are three bedrooms, bedroom 1 offers a range of fitted wardrobes with mirrored sliding doors. Bedrooms 2 and 3 both enjoy far reaching views towards Canford Magna, bedroom 2, has an en-suite cloakroom with WC and wash basin.

Outside there is driveway parking with a large covered carport. The enclosed rear and side garden is laid mainly to lawn with planted borders. There is a patio seating area and the detached garage has been converted to a home office/garden room with bifold doors providing access. It has power and light, a range of base level units with a sink (with hot water supply) and space for additional appliances for use as a utility area.

ADDITIONAL INFORMATION

Council tax – D



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 fittings, 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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