



**HEARNES**  
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**Colehill**  
**Dorset, BH21 2HR**

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## FREEHOLD PRICE: £440,000

An immaculately presented three bedroom detached bungalow with ample off road parking on a good size plot situated in a cul de sac location.

- Entrance storm porch leading to entrance hallway with cloakroom and WC
- Good size sitting/dining room with feature brick fireplace and inset wood burner, front aspect window
- Superb kitchen with soft close base and eye level units with matching pan drawers and larder cupboard, inset induction hob with adjacent double oven/microwave, integrated fridge freezer and washing machine. Rear aspect window and side door to garden
- Three generous size bedrooms. Main bedroom with built in wardrobes
- Stunning bathroom with modern three-piece suite, part tiled walls and side aspect frosted window
- Double glazing and gas heating
- Outside: Shingle driveway gives access to off road parking for several cars leading to garage. Side access leads to rear garden with good size brick built shed. The rear garden has a sandstone terrace patio ideal for al fresco dining, then there is a large lawn area with log store and mature oak trees to the rear enclosed by panel fencing

This sought after area of Colehill offers excellent schooling and local shops, parish church, library and hairdresser. The thriving town of Wimborne is approximately three miles away offering more extensive shopping and leisure facilities as well as numerous restaurants and public houses.

COUNCIL TAX BAND: C EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



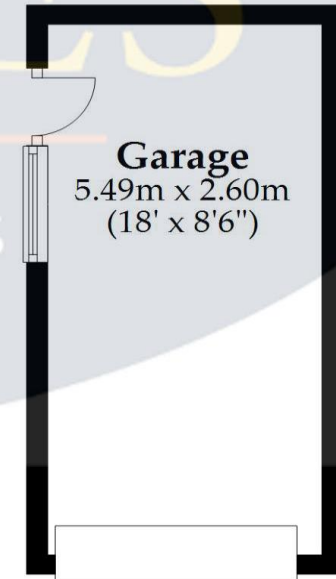
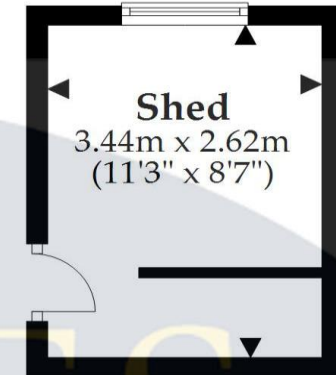
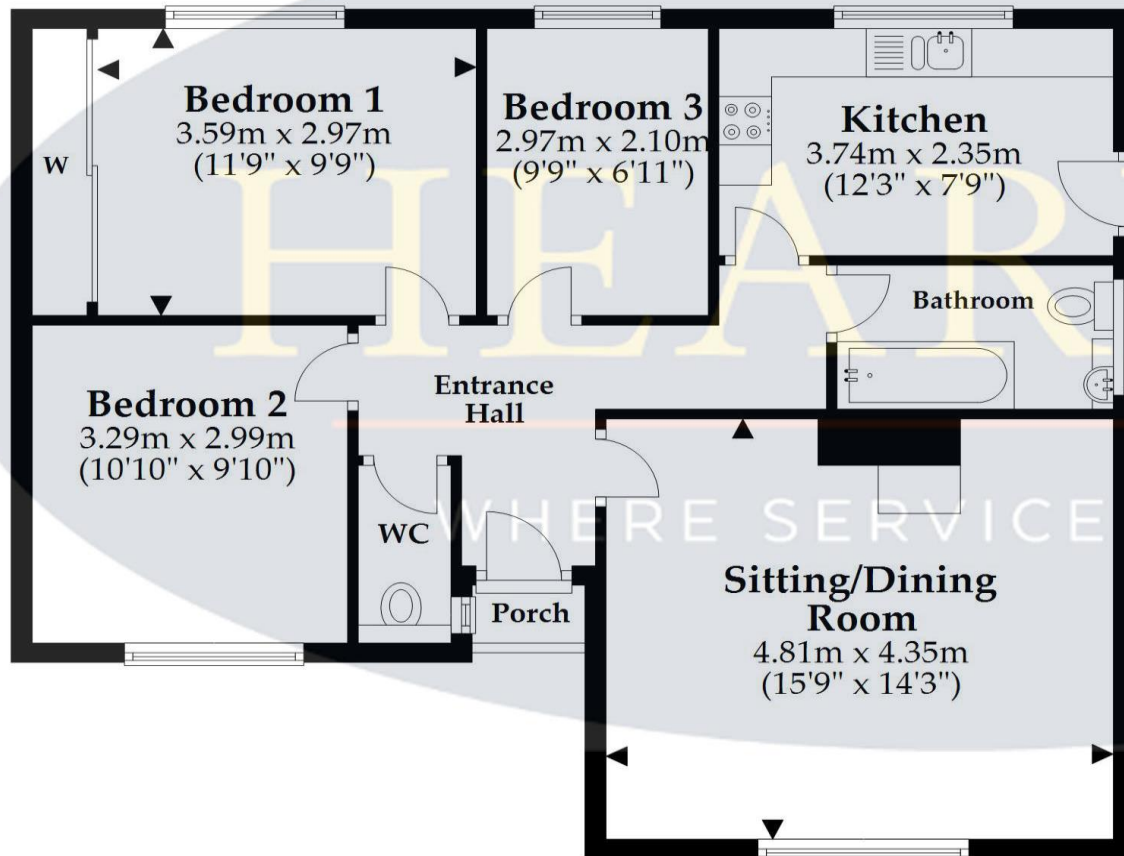


## Outbuildings

Approx. 23.3 sq. metres (250.6 sq. feet)

## Ground Floor

Approx. 73.9 sq. metres (795.8 sq. feet)



Total area: approx. 97.2 sq. metres (1046.5 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood







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