



**HEARNES**  
WHERE SERVICE COUNTS

**Colehill  
Dorset, BH21 2UP**

# Colehill, Dorset, BH21 2UP

## FREEHOLD PRICE GUIDE: £545,000

A well presented four double bedroom, two bathroom family home that has been refurbished to a very high standard offering an open plan kitchen/living/dining room, landscaped garden, garage and driveway with parking for three cars set on an elevated plot.

- Entrance hall with under stairs storage and separate cloakroom with brand new luxury vinyl wood grain flooring that extends throughout the ground floor
- Cloakroom with wash hand basin set in a vanity unit, low level WC and heated towel rail
- Spacious open plan kitchen/living/dining room. The kitchen is finished in a range of matt grey units with complementary white quartz worktops, integrated Bosch oven and combination microwave oven, integrated fridge freezer, Bosch integrated dishwasher, four ring gas hob and extractor hood over, wine cooler. The living/dining area has double glazed French doors opening onto the patio
- Separate utility room with matching matt grey floor to ceiling cupboard, integrated washing machine, recently installed boiler and extra storage space
- The stairs, landing and bedrooms all benefit from a luxury thick pile grey carpet
- Spacious main bedroom with fitted wardrobes and en suite bathroom with shower over the bath
- Three further spacious double bedrooms
- Family bathroom with 'p' shaped bath and shower over, pedestal wash hand basin, low level flush WC and heated towel rail with tiled flooring
- The garden measuring 65' long is currently being landscaped to include a large patio with steps leading to a level grassed area the rear and backing onto Cannon Hill Plantation. The driveway has been re-laid with a tarmac finish and there is off road parking for three cars
- Integral garage with up and over door, power and light

Bridle Way is a popular location and is approximately 2 1/2 miles from Wimborne town centre where there are a number of shops, restaurants, public houses and the popular Tivoli Theatre.

COUNCIL TAX BAND: E      EPC RATING: D

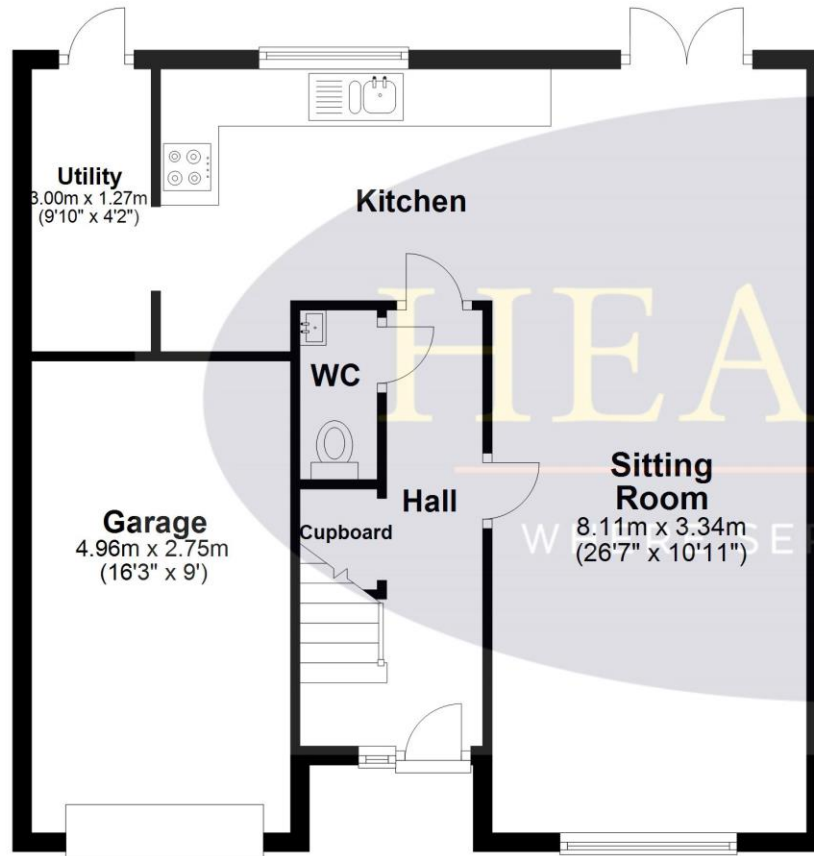
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





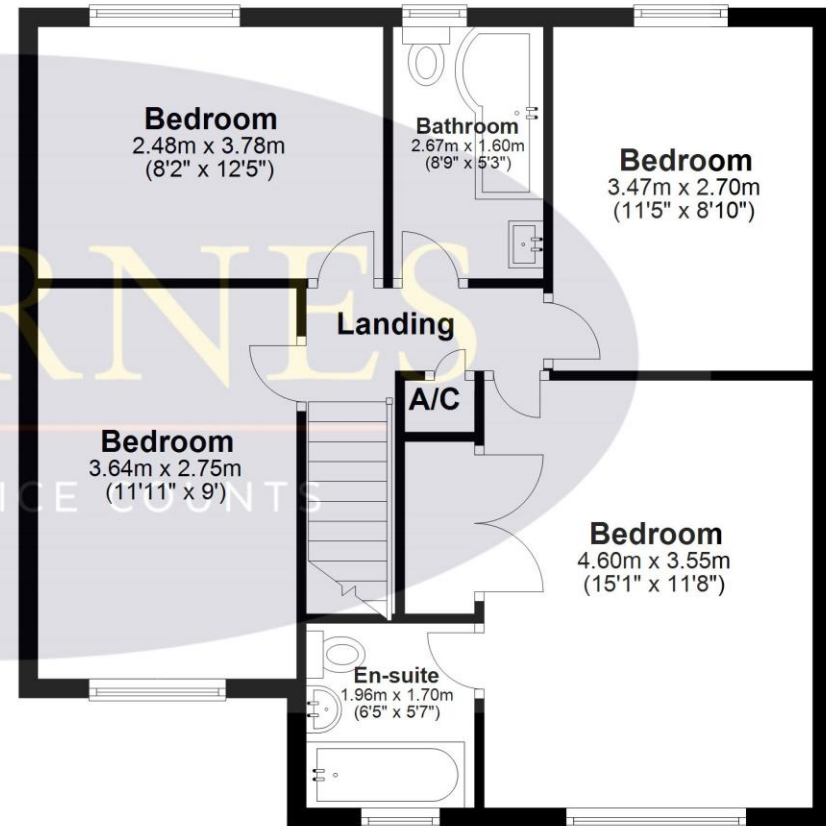
## Ground Floor

Approx. 64.6 sq. metres (695.7 sq. feet)



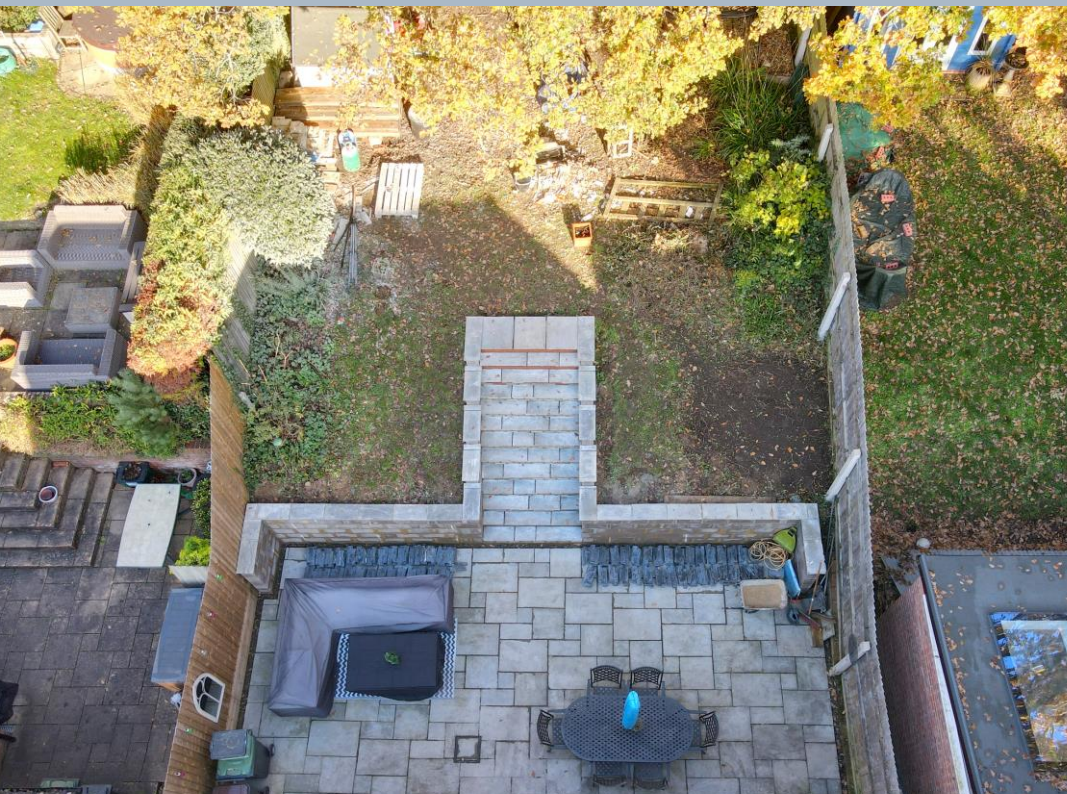
## First Floor

Approx. 63.5 sq. metres (683.4 sq. feet)



Total area: approx. 128.1 sq. metres (1379.1 sq. feet)

**59 Bridle Way, Colehill**





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