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**Colehill
Dorset, BH21 2LD**

ROUNDS WAY

Colehill, Dorset, BH21 2LD

FREEHOLD PRICE £600,000

An immaculately presented and deceptively spacious detached bungalow offering three / four double bedrooms and two bathrooms with stunning kitchen/dining/family room and separate utility room and sitting room. The property is situated on a corner plot with off road parking and garage.

- Tiled entrance storm porch
- Large entrance hallway with cloaks cupboard and separate cupboard housing the boiler
- Stunning kitchen/dining/family room. Kitchen with range of base and eye level units and complementary granite worktops, inset five ring gas hob and extractor fan over, double oven/microwave combo integrated dishwasher and space for American style fridge/freezer, under lighting. Living/dining area with space for sofas and dining table and chairs, under floor heating, lantern sky light and two double doors leading onto the decking and patio area and garden
- Good size sitting room with double doors into kitchen/lifestyle area with wood burner, under floor heating and front aspect window
- Separate utility room with base and eye level units, sink, space and plumbing for washing machine and tumble dryer, cloakroom with WC and wash hand basin enclosed with storage cupboard, and underfloor heating. Stable door to the outside
- Three double bedrooms
- Main bedroom with double aspect, fitted wardrobes and superb en suite bathroom with corner bath, separate double shower cubicle with vanity unit and wash hand basin, WC, ladder style heated towel rail, part tiled walls and night light sensor
- Modern family shower room with large shower cubicle, vanity unit with wash hand basin, WC, heated towel rail and fully tiled walls
- Double glazing, gas heating and alarm system
- Outside: The property is situated on a corner plot with front and side gardens laid to lawn with a resin driveway giving off road parking leading to garage. Side gate with shed leads to the rear garden with good size terrace decking and patio area ideal for al fresco dining. There is then a lawn area with further patio and space for hot tub. The garden is enclosed by panel fencing

The location of the property combines the advantage of town with easy access to open countryside and the river Stour nearby. Wimborne town centre is within 2.5 miles where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: D EPC RATING: C

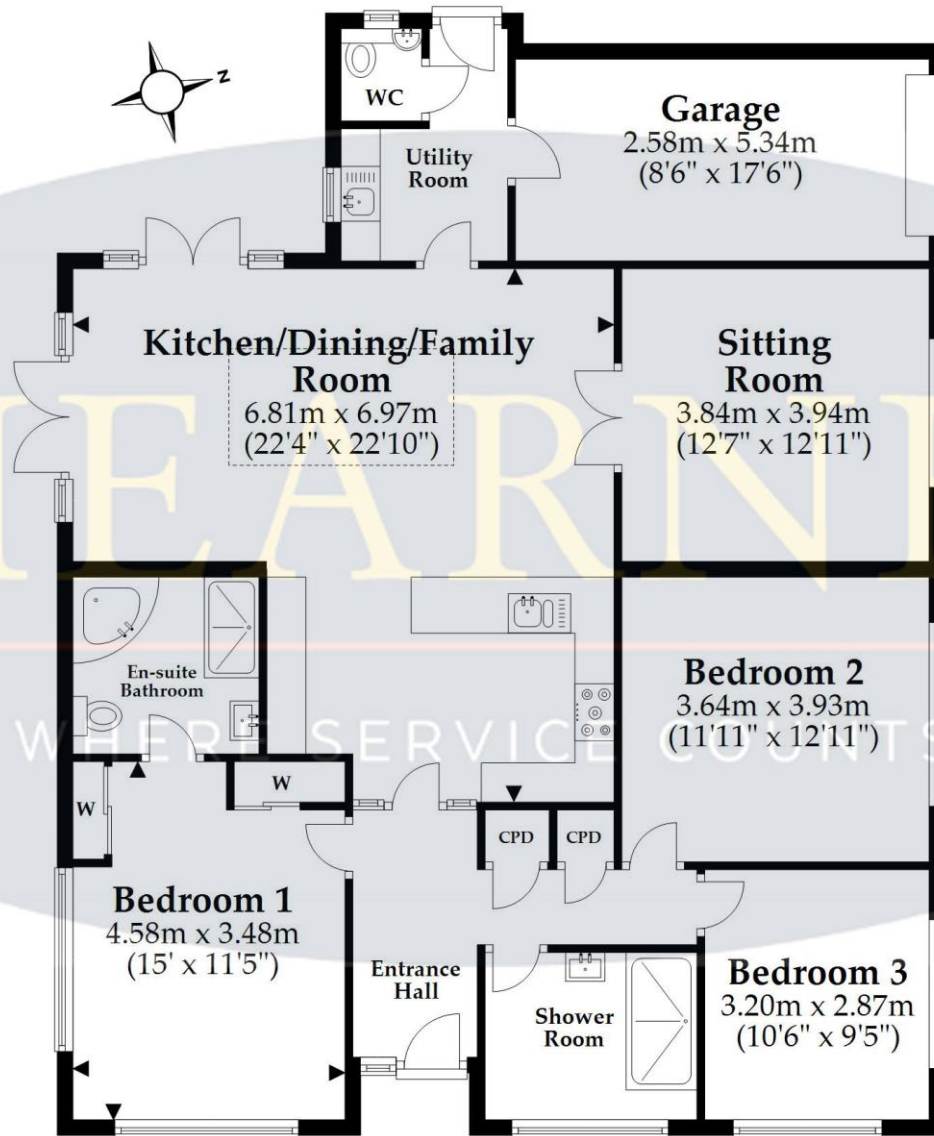
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Ground Floor

Approx. 138.8 sq. metres (1494.2 sq. feet)



Total area: approx. 138.8 sq. metres (1494.2 sq. feet)

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







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