



# HEARNES

WHERE SERVICE COUNTS

Wimborne  
Dorset, BH21 2UG



# Colehill, Dorset, BH21 2UG

## FREEHOLD PRICE: Offers over £400,000

A spacious, extended three double bedroom, two reception room semi detached family home including a kitchen/breakfast room, off road parking for several cars, a garage and generous landscaped garden located in a cul-de-sac location within walking distance of Cannon Hill plantation.

- Spacious entrance hall with two storage cupboards and access to the cloakroom
- Kitchen/breakfast room finished in a range of wood effect doors including a double oven and space for a fridge freezer, dishwasher, washing machine and tumble dryer
- Generous size sitting room with double glazed French doors opening onto the patio
- Separate twin aspect dining room
- Cloakroom with wall mounted wash hand basin set in a vanity unit, WC and tiled floor
- Three double bedrooms: two with built in wardrobes and plenty of space for wardrobes
- Family bathroom including shower over the bath, wash hand basin and WC
- This extended home is set in a quiet cul-de-sac location with ample off road parking and a landscaped garden that is not overlooked from the rear
- Garage with up and over door with power and light

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

COUNCIL TAX BAND: D      EPC RATING: C

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.

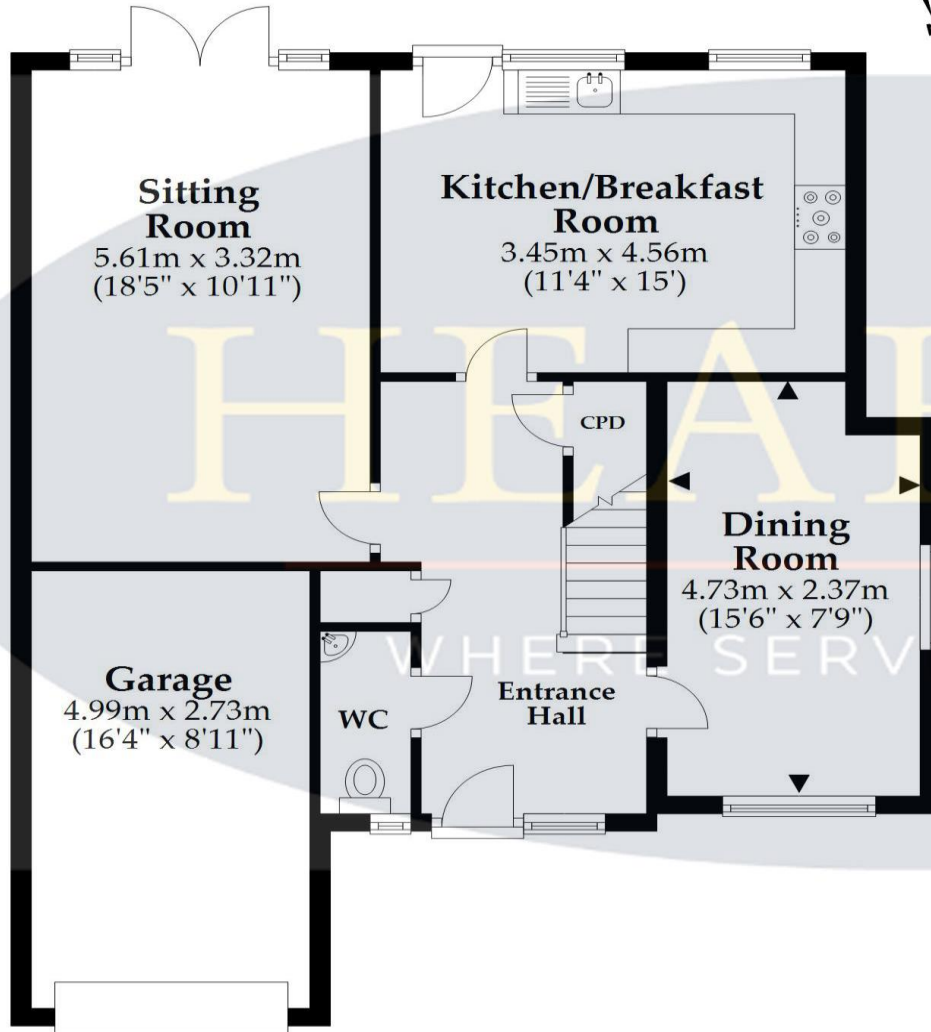
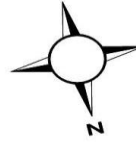






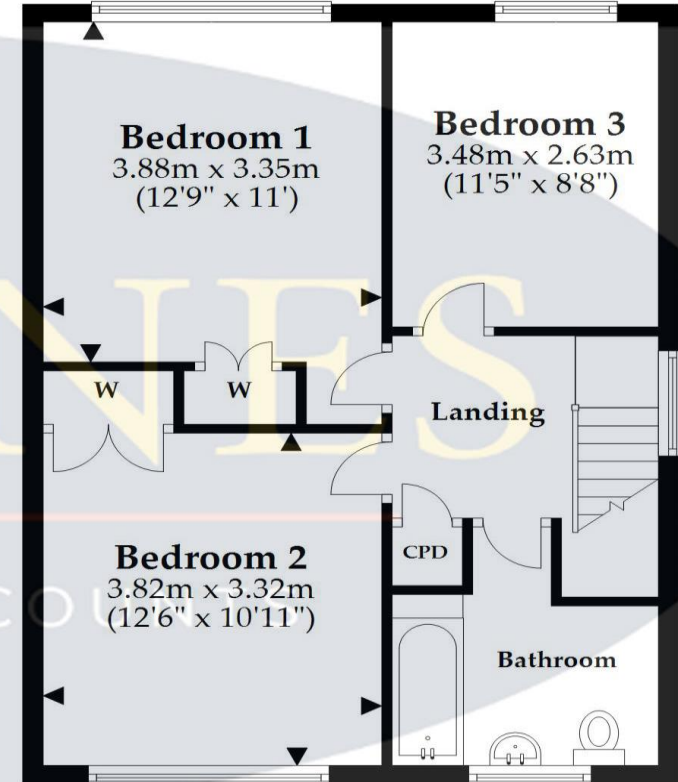
## Ground Floor

Approx. 76.9 sq. metres (828.0 sq. feet)



## First Floor

Approx. 51.5 sq. metres (554.5 sq. feet)

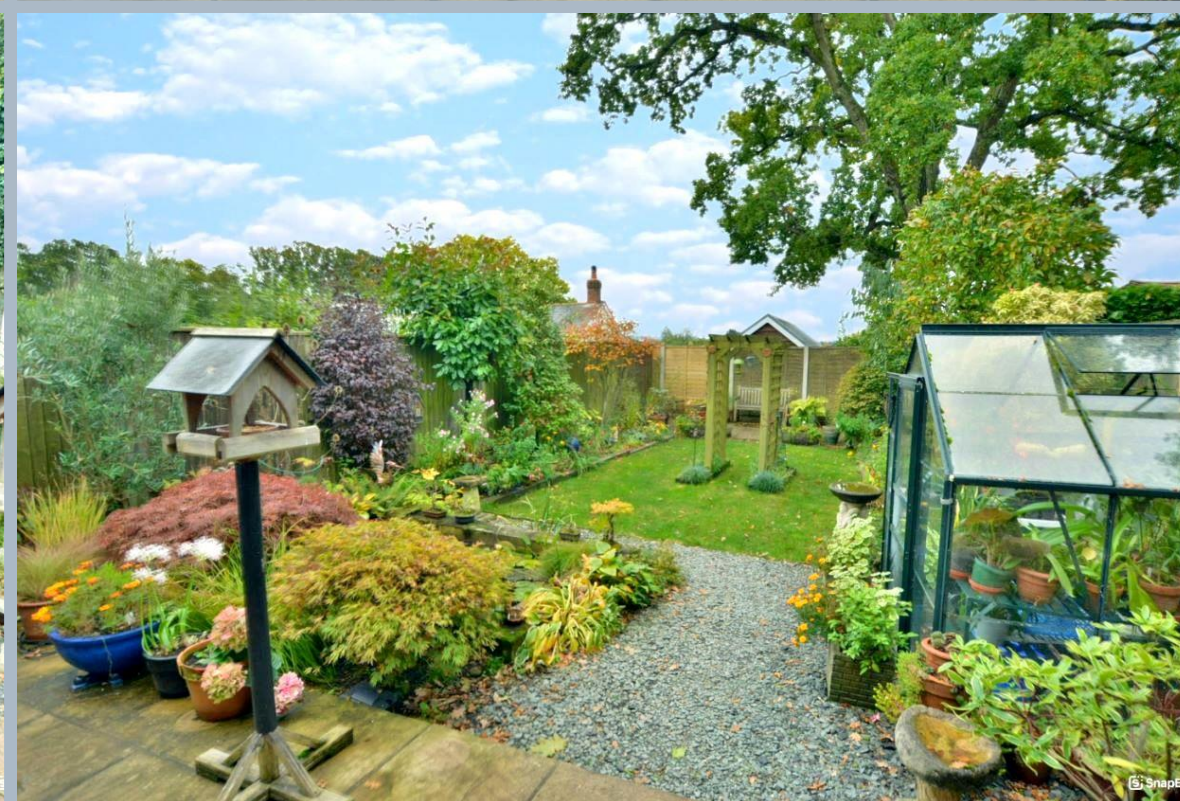


Total area: approx. 128.4 sq. metres (1382.5 sq. feet)

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











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[www.hearnes.com](http://www.hearnes.com)

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