

An aerial photograph of a semi-detached house with a red brick exterior and a dark tiled roof. The house has a chimney and a skylight. A yellow speech bubble with the text 'FOR SALE' is positioned above the roof. The property includes a large front garden with a lawn, a paved driveway with several cars, and a rear garden with a wooden deck, outdoor furniture, and a shed. A person is standing on the front lawn. The surrounding area includes other houses and trees.

FOR SALE

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WHERE SERVICE COUNTS

Wimborne
Dorset, BH21 2HF

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FREEHOLD PRICE: £510,000

A well presented and deceptively spacious three bedroom detached bungalow with ample off-road parking situated on a good size plot in a popular residential location.

- Entrance hallway with space for cloaks and shoes
- Large sitting room with inset wood burner with feature shelving and log storage area
- Spacious kitchen/dining room with range of base and eye level units with complementary worktops and inset hob with electric oven below, integrated dishwasher, space for table and chairs and bifold doors to patio and garden
- Inner hallway with modern cloakroom with WC and wash hand basin above
- Separate office/study with wall mounted combi boiler and rear aspect window
- Three good size bedrooms: main bedroom with built in mirror front wardrobe
- Superb bathroom with 'L' shaped enclosed bath with shower over, floating wash hand basin & WC, ladder style heated towel rail and feature tiling
- Double glazing and gas heating, feature wood effect flooring in hallways, sitting room and kitchen/dining room
- Outside: double wooden gate leading to shingle driveway giving ample off-road parking for a number of cars. The rear garden has an 'L' shaped lawn with patio area and decking enclosed by panel fencing and hedging

This sought after area of Colehill offers excellent schooling and local shops, parish church, library and hairdresser. The thriving town of Wimborne is approximately 3 miles away offering more extensive shopping and leisure facilities as well as numerous restaurants and public houses.

EPC RATING: c COUNCIL TAX BAND: C

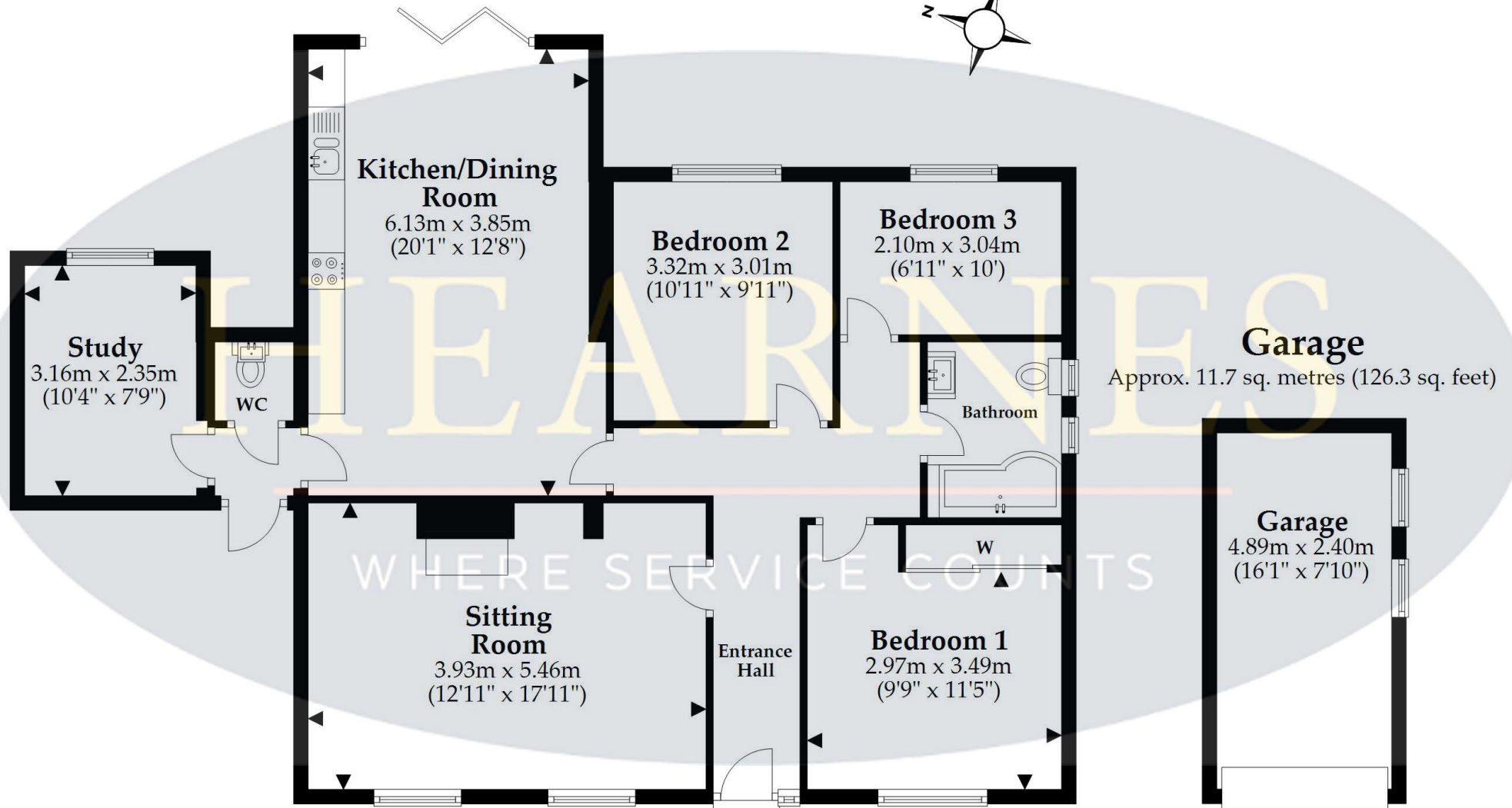
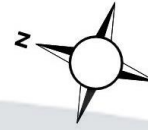
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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. 104.1 sq. metres (1120.0 sq. feet)



Total area: approx. 115.8 sq. metres (1246.4 sq. feet)

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







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