



Colehill  
Dorset, BH21 2NQ



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## FREEHOLD PRICE £450,000

A spacious four bedroom, two reception room and two bathroom detached chalet style bungalow including ample off-road parking with a south east facing garden set in a quiet cul-de-sac location within easy reach of local amenities and only two miles from Wimborne town centre.

- Generous size entrance hall with under stairs storage
- Kitchen/breakfast room finished in a range of base and eye level mounted units with complementary worktops, a built-in oven and microwave oven, gas hob with chimney style extractor hood, integrated dishwasher, space for washing machine, tumble dryer and fridge freezer
- Second reception room with potential to convert back to a garage or knock through to kitchen to create a superb kitchen/dining
- Dual aspect sitting room with wood burning stove
- Two double bedrooms, both with space for wardrobes and garden views
- Ground floor family bathroom with shower cubicle, separate bath, pedestal wash hand basin and WC
- Conservatory with double glazed roof and radiator for all year-round use
- On the first floor are two generous size double bedrooms, both dual aspect
- Bedrooms and family bathroom with a ceiling height of 5ft 8in
- Second family bathroom situated on the first floor with bath and shower over, pedestal wash hand basin and WC
- Outside: a private south-east facing garden mainly laid to lawn enclosed by timber fencing

The market town of Wimborne is approximately 2 miles distant and has an excellent range of shops and restaurants plus the Tivoli theatre and churches of most denominations. There are good schools in both the private and public sector. The coastal resorts of Bournemouth and Poole are both nearby.

EPC RATING: C

COUNCIL TAX BAND: D

AGENTS NOTES: 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. 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.

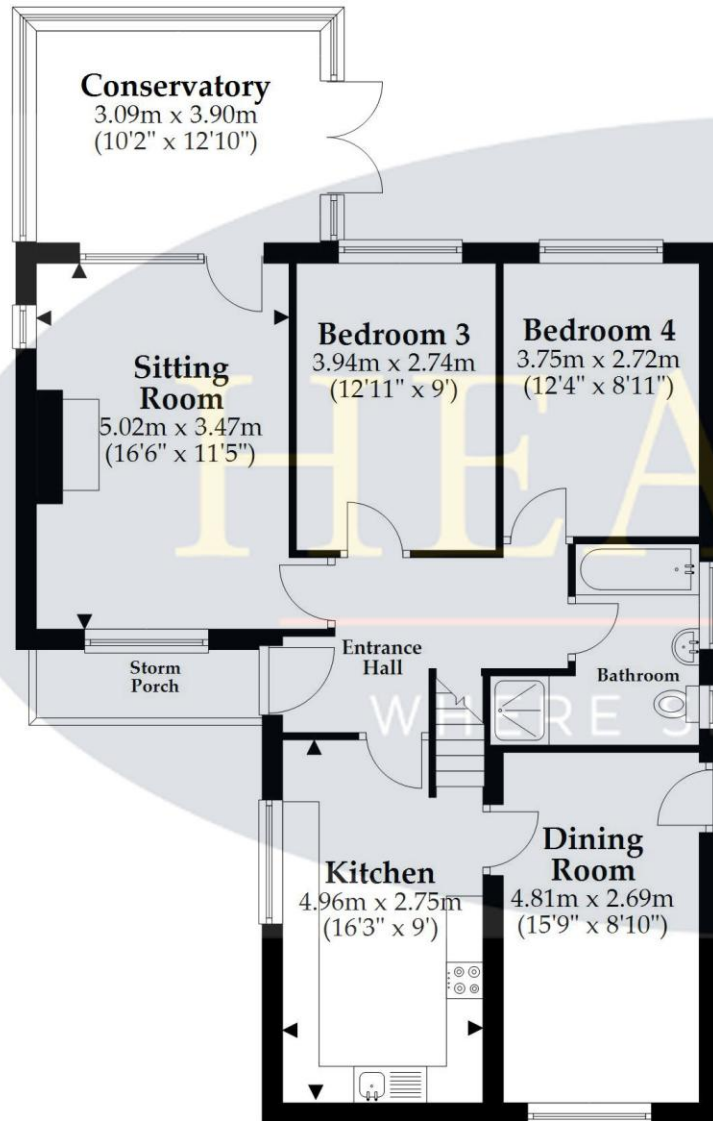






## Ground Floor

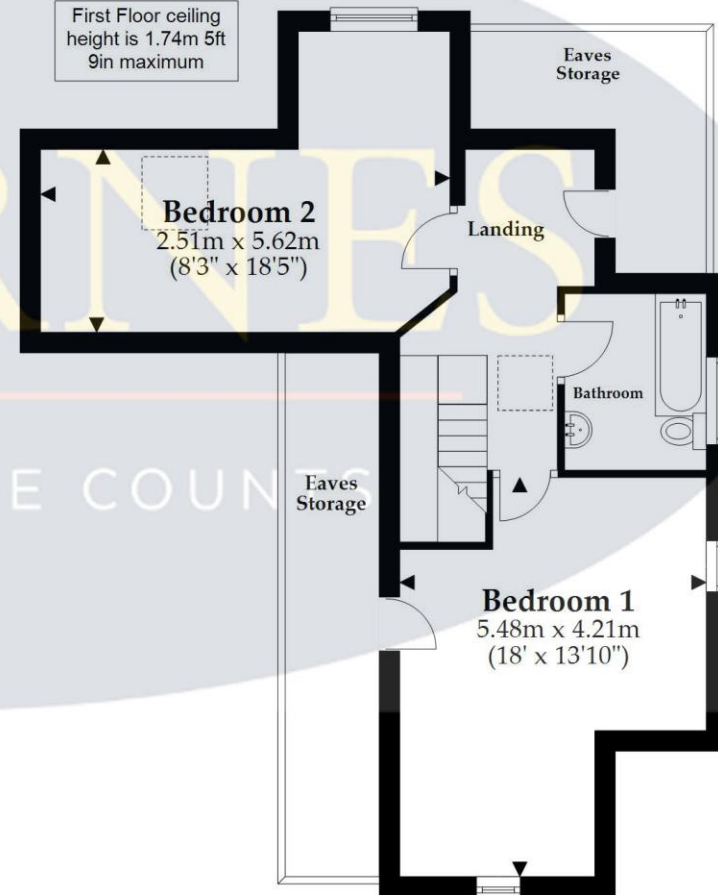
Approx. 95.5 sq. metres (1027.7 sq. feet)



## First Floor

Approx. 51.5 sq. metres (554.4 sq. feet)

First Floor ceiling height is 1.74m 5ft 9in maximum



Total area: approx. 147.0 sq. metres (1582.1 sq. feet)

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







Next to kitchen ideal to knock through  
and create kitchen/diner





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