



Colehill
Dorset, BH21 2NQ

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FREEHOLD PRICE £415,000

An immaculately presented three-bedroom semi-detached bungalow situated in a popular residential location. The property offers an inviting open plan sitting/kitchen/dining area, perfect for modern living. Externally there is ample off-road parking leading to a storage garage/studio and a low maintenance rear garden, ideal for relaxing or entertaining.

- Composite front door leading to 'L' shaped entrance hallway with storage cupboard
- Superb open plan sitting room with wood burner and square arch to dining area with French door to garden. Modern kitchen with range of base and eye level units and pan drawers with complementary worktops, inset gas hob with extractor fan over and double electric oven below, integrated dishwasher, space for American style fridge freezer and washing machine and rear aspect window
- Three good size bedrooms: main bedroom with mirror fronted wardrobes
- Stylish fully tiled bathroom with 'P' shaped bath with shower over and shower screen, floating vanity unit with wash hand basin and WC, ladder style heated towel rail and heated mirror
- Double glazing and gas heating
- Outside: brick pavia driveway gives off-road parking for a number of cars, leading to storage garage, front garage laid to shingle with shrubs and trees, inset with low level hedging. The rear garden has decking area with steps to main garden, laid to artificial grass for ease of maintenance and further patio area. The rear of the garage has been converted to a studio room and the garden has been enclosed by panel fencing

This sought after area of Colehill offers excellent schooling and local shops, parish church, library and hairdresser. The thriving town of Wimborne is approximately 2 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 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.





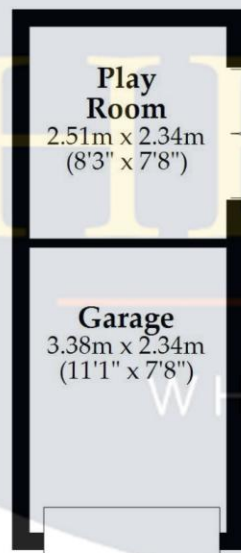
Note: Measurements were not taken
by LJT Surveying and we cannot
guarantee their accuracy.

Ground Floor

Approx. 77.5 sq. metres (834.6 sq. feet)

Outbuilding

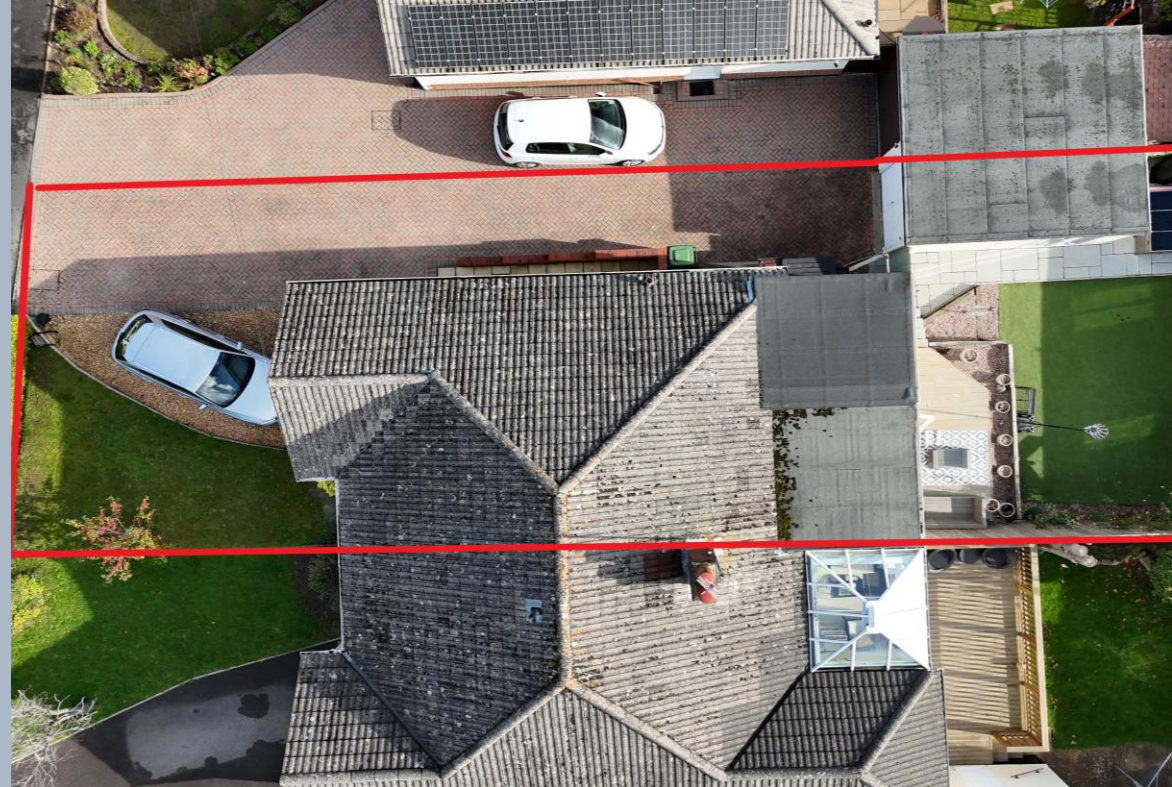
Approx. 14.0 sq. metres (150.7 sq. feet)

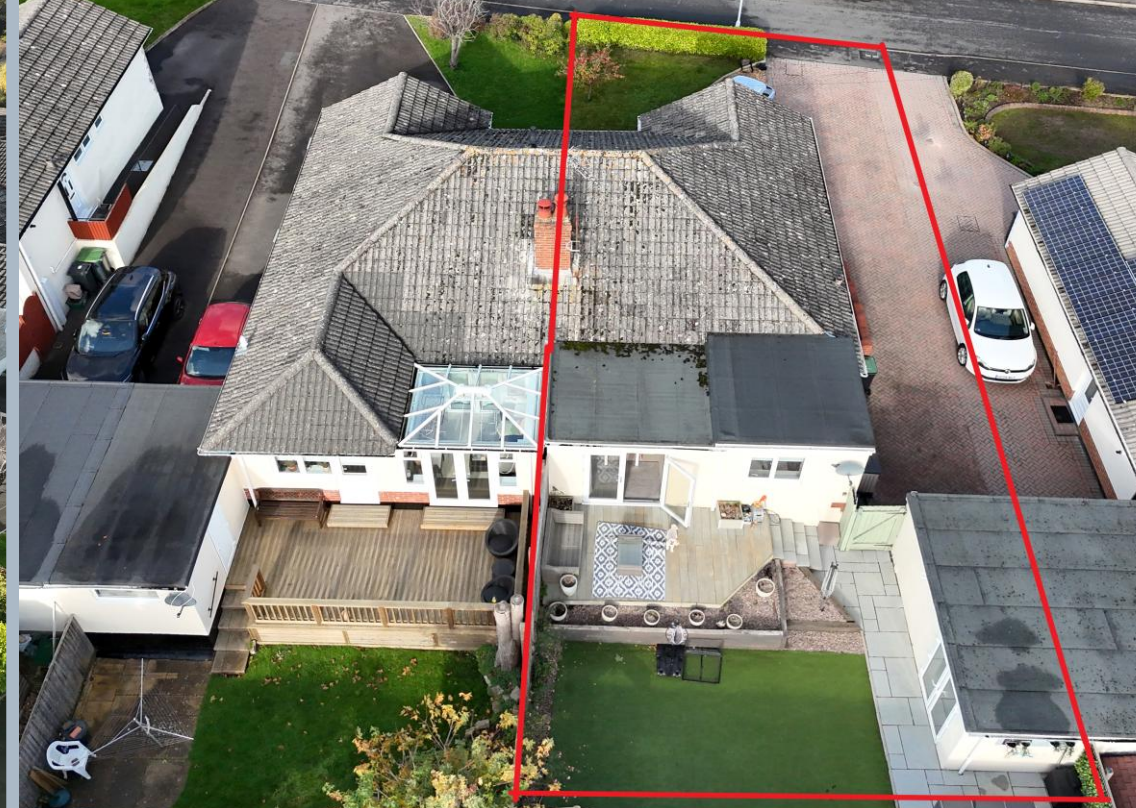


Total area: approx. 91.5 sq. metres (985.3 sq. feet)

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







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