

Colehill
Dorset, BH21 2UL

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Colehill, Dorset, BH21 2UL

FREEHOLD GUIDE PRICE: £550,000

A well presented four bedroom detached family home, ideally located in a quiet cul-de-sac location. The property offers spacious accommodation throughout and features a double garage and parking, beautifully landscaped garden and a private access gate leading directly onto woodland walks, providing a peaceful and scenic setting on your doorstep.

- Large entrance hallway with understairs storage cupboard and cloakroom with WC and wash hand basin with cupboard below
- Spacious 'L' shaped sitting/dining room with feature stone fireplace with arch to dining area, enjoying a triple aspect and French door to garden
- Kitchen with range of base and eye level units and drawers, complementary worktops and space for appliances, extractor fan, front aspect window and door to side elevation and garden
- Four good size bedrooms: three with built in wardrobes
- Modern shower room with double shower cubicle, wash hand basin, bi-det and enclosed WC, medicine cabinet, ladder style heated towel rail and part-tiled walls
- Double glazing and gas heating
- Outside: off-road parking leading to double garage with roller electric door. The garden is landscaped, with patio areas ideal for alfresco dining and large rear garden which is tiered with shaped lawn and an abundance of shrub/flower and tree borders, enclosed by high hedging and panel fencing and access gate at the rear leading onto woodland walks

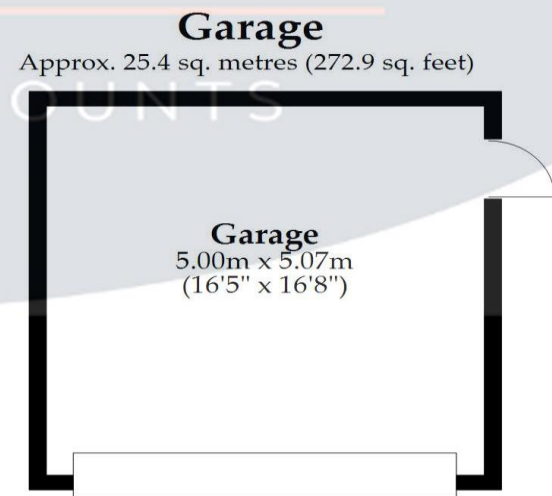
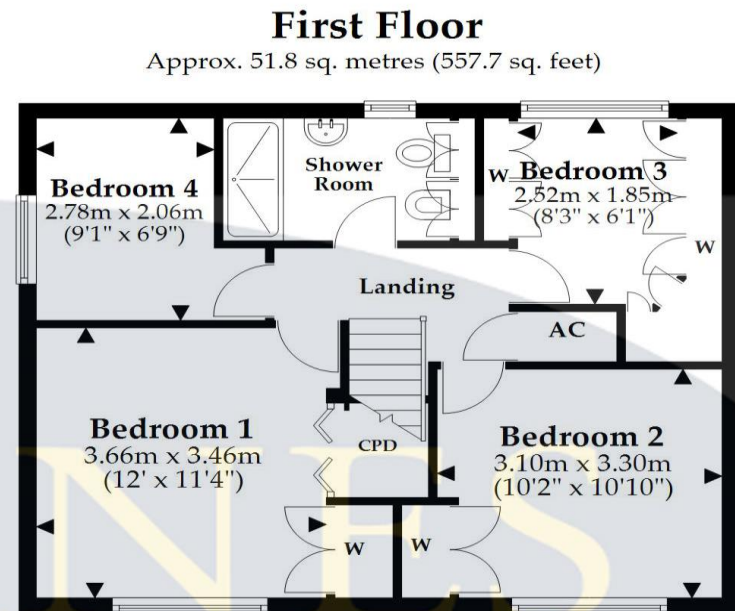
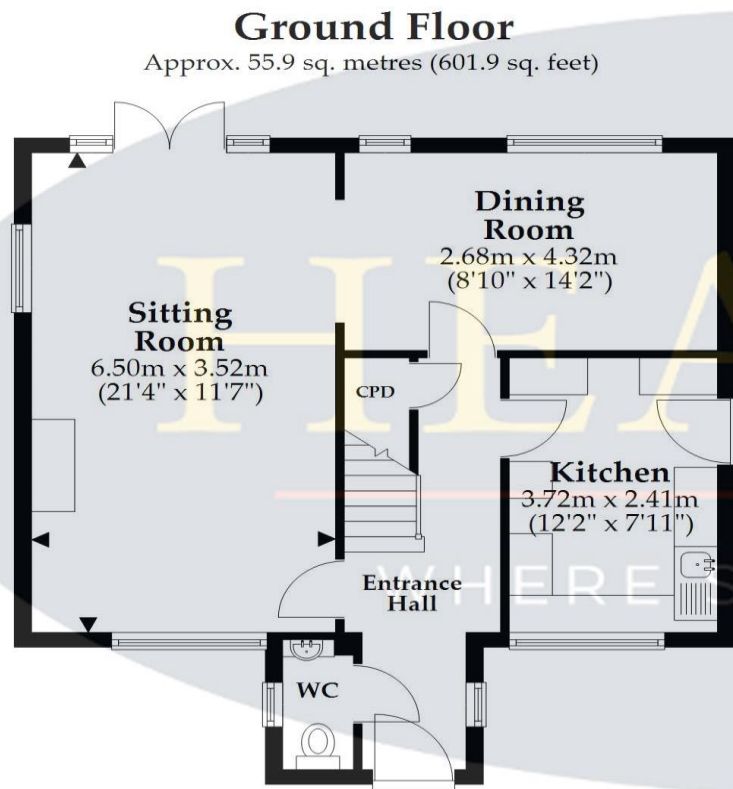
This sought after area of Colehill offers excellent schooling and local shops, parish church, library and hairdresser. The thriving town of Wimborne is approximately 2 miles away offering more extensive shopping and leisure facilities as well as numerous restaurants and public houses.

COUNCIL TAX BAND: E EPC RATING: 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.







Total area: approx. 133.1 sq. metres (1432.5 sq. feet)

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



LJT SURVEYING





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www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

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