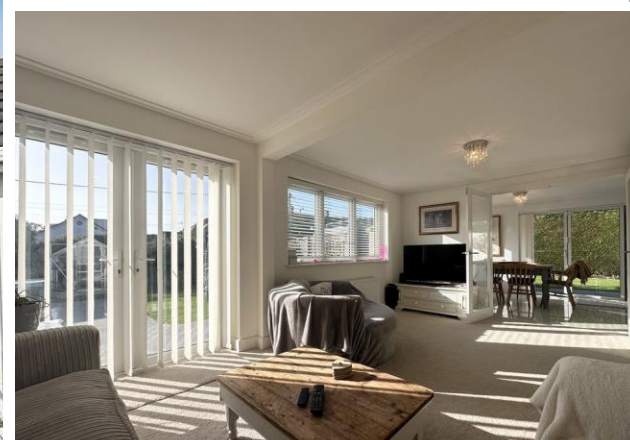


**FOR SALE**



**Sandy Close, Colehill**  
**£695,000**

**MARTIN&CO**





## Sandy Close, Colehill

Luxurious, detached bungalow

**£695,000**

- Four double bedrooms, two with ensembles!
- council tax band 'E' = £2824pa
- Stunning decor throughout
- Re-modelled and extended.
- Spacious, versatile accommodation
- Ample off-road parking
- Garage/gym
- Front & side aspect gardens.



This stunning home has been fully extended, remodelled & stylishly redecorated to create a superior family residence!

Situated in a quiet location in Colehill, the four bedroomed home has been thoughtfully designed to be very family friendly.

The garden is welcomed into every part of the home, the living room, dining room & master bedroom all have double doors opening into the gardens, which are surrounded by walling & mature hedging to ensure complete privacy.

The kitchen is fitted with a 'Bosch' oven and combination microwave, with high white gloss doors & space for a large US style fridge/freezer, there is also a useful adjacent utility room.

All bedrooms have the benefit of built in storage, the master bedroom has the advantage of a dressing room with built in wardrobes as well as the ensuite shower room. The second bedroom also enjoys ensuite facilities.

The garage is cleverly being used at present as a gym, with a glass ceiling to allow light to flood in, offering the new owners to have their choice of how they use this room in the future, if not as a gym, perhaps a home office, studio or treatment room.

There is also a summer house at the property which offers new owners further flexibility in how they chose to use this space. The private garden is mainly laid to lawn, with a paved patio providing plenty of space for outside entertaining.



ENTRANCE HALL with built in storage

LIVING ROOM 18' 4" x 11' 9" (5.6m x 3.6m) with direct garden access

DINING ROOM 23' 3" x 9' 4" (7.1m x 2.86m) with direct garden access

KITCHEN 11' 1" x 10' 7" (3.4m x 3.25m)

UTILITY ROOM

MASTER BEDROOM 11' 5" x 11' 1" (3.5m x 3.4m)

DRESSING ROOM

ENSUITE SHOWER ROOM

BEDROOM 10' 7" x 9' 6" (3.25m x 2.9m)

ENSUITE SHOWER ROOM

BEDROOM 14' 5" x 8' 6" (4.4m x 2.6m)

BEDROOM 8' 6" x 8' 6" (2.6m x 2.6m)

FAMILY BATHROOM

GARAGE

GYM/TREATMENT ROOM/STUDIO

SUMMER HOUSE/HOME OFFICE

WRAPAROUND GARDEN

PARKING For numerous vehicles on the block paved driveway







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## Martin & Co Poole

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.