



112 Cutlers Place, Wimborne, BH21 2HZ

£425,000

- Feature 100' South Facing Garden
- Through Lounge/Diner
- Garage and Parking
- Backing Open Fields
- Modern Fitted Kitchen & Utility
- Popular Location
- Three Bedroom Semi Detached
- Well Presented Throughout
- Gas Central Heating & Double Glazed

112 Cutlers Place, Wimborne BH21 2HZ

A super three bedroom semi detached house situated in a popular location perfect as a family home. A real feature is the 100' South facing rear garden with adjoins open fields which gives a countryside feel. The property is well presented throughout and has been tastefully extended to the rear creating a great utility area off of a modern fitted kitchen. Good size lounge/diner being double aspect offers a contemporary living space. Upstairs the property has two doubles and a single bedroom along with a family bathroom. A lovely home that needs to be viewed to be appreciated.



Council Tax Band: C



Area

Colehill is located on the outskirts of the town of Wimborne Minster and is surrounded by beautiful countryside, with the New Forest National Park on the door step. The village has a population of around 5,000 people and is within the catchment of good quality first and middle schools. There are many walking and cycling trails in the area, which offer stunning views. The village is also home to several parks and gardens, which are perfect for picnics and relaxing in the sun. Conveniently located with easy access to Ringwood, Bournemouth, Poole and London via the A31 leading onto the M27/M3 to London. The village also has a strong community spirit, with many local events and festivals taking place throughout the year. Colehill is a charming and peaceful village that offers a chance to escape the hustle and bustle and enjoy the beauty of the English countryside.

Description

Accommodation Comprises, Front Door through to ENTRANCE HALL, wooden flooring, door to LOUNGE/DINER, LOUNGE AREA feature fireplace with electric inset fire, window to front aspect, DINING AREA, French double doors open to rear garden. KITCHEN, off the dining area, range of work surfaces with eye and low level modern 'Shaker style' storage cupboards and drawers, integrated Bosch dishwasher, Bosch induction hob and NEFF double oven, part tiled, window to rear, built in airing/storage cupboard, access to UTILITY, range of matching work surfaces and cupboards, space and plumbing for washing machine and further appliances, part tiled, window and door to rear garden. Stairs from entrance hall to FIRST FLOOR LANDING, window to side, hatch to loft space

BEDROOM ONE, window to front aspect
BEDROOM TWO, window to rear, range of fitted wardrobes
BEDROOM THREE, built in storage cupboard
BATHROOM, fully tiled, white suite with paneled bath, separate electric shower, low level w.c. wash hand basin.
OUTSIDE, a real feature is the 100' South facing REAR garden which backs out to open fields, giving a peaceful countryside feel. With an abundance of mature shrubs, hedging a trees that offer a great degree of seclusion. Zoned areas give a different feel with a vegetable area, a garden shed, a potting shed and greenhouse towards the end of the garden, a further large lawned area and patio area adjoin the property with sun awning perfect for entertaining or relaxing.
FRONT GARDEN, laid to lawn with shrub and flower borders, adjoining driveway providing PARKING leads to GARAGE, with power and light.

Tenure

Freehold







Total Area: 99.3 m²

All measurements are approximate and for display purposes only

C