



## 10A Canford View Drive, Wimborne, BH21 2UW

Offers Over £350,000

- Three Bedroom Semi Detached
- Gas Central Heating
- Well Presented Throughout
- Drive To Side and Garage
- Double Glazed
- Sought After Location
- Well Kept and Secluded Rear Garden
- Kitchen/Diner
- Ideal for Couple and Family

# 10A Canford View Drive, Wimborne BH21 2UW

A WELL PRESENTED THREE BEDROOM semi detached house situated in a popular location of COLEHILL ideal for COUPLES or A FAMILY. The property is well kept throughout with lounge to the front and a kitchen/diner have DOUBLE OPENING DOORS to a nicely maintained rear GARDEN. On the first floor are TWO DOUBLES and a SINGLE BEDROOM served by a family bathroom. A real benefit is the DRIVEWAY to the side for PARKING which leads to GARAGE.



Council Tax Band: C



## Property Details

### Area

Colehill is a small village 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. It has several historic buildings and landmarks, including the St. Michael's Church, which dates back to the 12th century. 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, space for coats, door through to LOUNGE, window to front, understairs storage cupboard, door to KITCHEN/DINER, range of work surfaces with eye and low level cupboards and drawers, built in oven and hob with extractor over, space for

further appliances etc, part tiled, window and double opening French doors to rear garden. Stairs from Entrance Hall to First Floor Landing, hatch to loft space, BEDROOM ONE, range of fitted wardrobes, window to front BEDROOM TWO, window to rear BEDROOM THREE, built in cupboard, window to front BATHROOM, paneled bath with electric shower over and screen, wash hand basin with vanity cupboard under, low flush w.c, part tiled, heated towel rail, window to rear. OUTSIDE, REAR GARDEN, paved patio area adjoining the property and to the side, remainder is mainly laid to lawn with flower and shrub borders, fully enclosed by walling and timber panel fencing, side gate. FRONT GARDEN. mainly laid to lawn with borders DRIVEWAY providing off road parking leads to GARAGE, with up and over door, power and light with storage in the pitched roof.

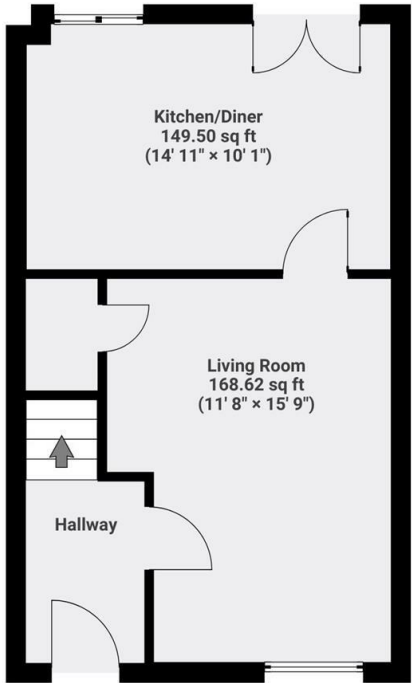
**Tenure**  
Freehold



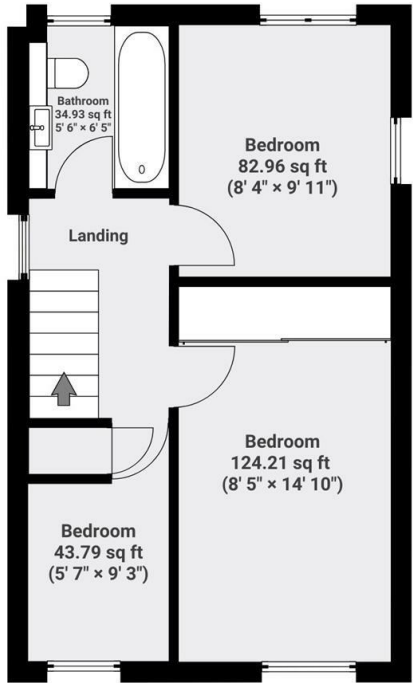


Canford View Drive  
Wimborne  
BH21  
Total area (Approx):  
717.31 sq ft

▼ Ground Floor



▼ 1st Floor



The floorplan is for illustrative purposes only. All dimensions and measurements are approximate. Actual sizes may vary due to construction tolerances, finishing variations, and other factors. Prospective buyers or tenants are advised to verify all measurements independently before making any decisions. FJVISUALS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Viewings

Viewings by arrangement only.  
Call 01202 88 90 88 to make an appointment.