



Colehill
Dorset, BH21 2TA

Colehill, Dorset, BH21 2TA

FREEHOLD PRICE GUIDE £550,000 - £575,000

A substantial well presented and deceptively spacious four double bedroom, two bathroom, two reception room end of terrace family home offering over 1,400 sq ft of accommodation with a walled garden and integral garage and off road parking for four cars set in a quiet cul de sac close to Cannon Hill Plantation and only 2.5 miles from Wimborne town centre.

- Spacious entrance hall with under stairs storage and access to garage
- Generous sitting room with large picture window overlooking the front garden
- Dining room with sliding patio doors opening onto the patio and access to the kitchen
- Kitchen/breakfast room finished with a range of floor and wall mounted units and complementary Corian worktops, breakfast bar, double oven, integrated washing machine and tumble dryer, dishwasher (out of order) and 5 ring gas hob with extractor hood
- Generous size landing with twin door airing cupboard
- Four double bedrooms, three with built-in wardrobes and en suite shower room in the main bedroom
- A large en suite shower room with walk in style shower, heated towel rail, fitted furniture with wash hand basin and low level flush WC. matching wall and floor tiles
- Family bathroom offering a double ended bath with shower off the taps, low level flush WC and pedestal wash basin
- Walled garden with large decked area and access to the rear
- Pedestrian gate access to the cul de sac

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

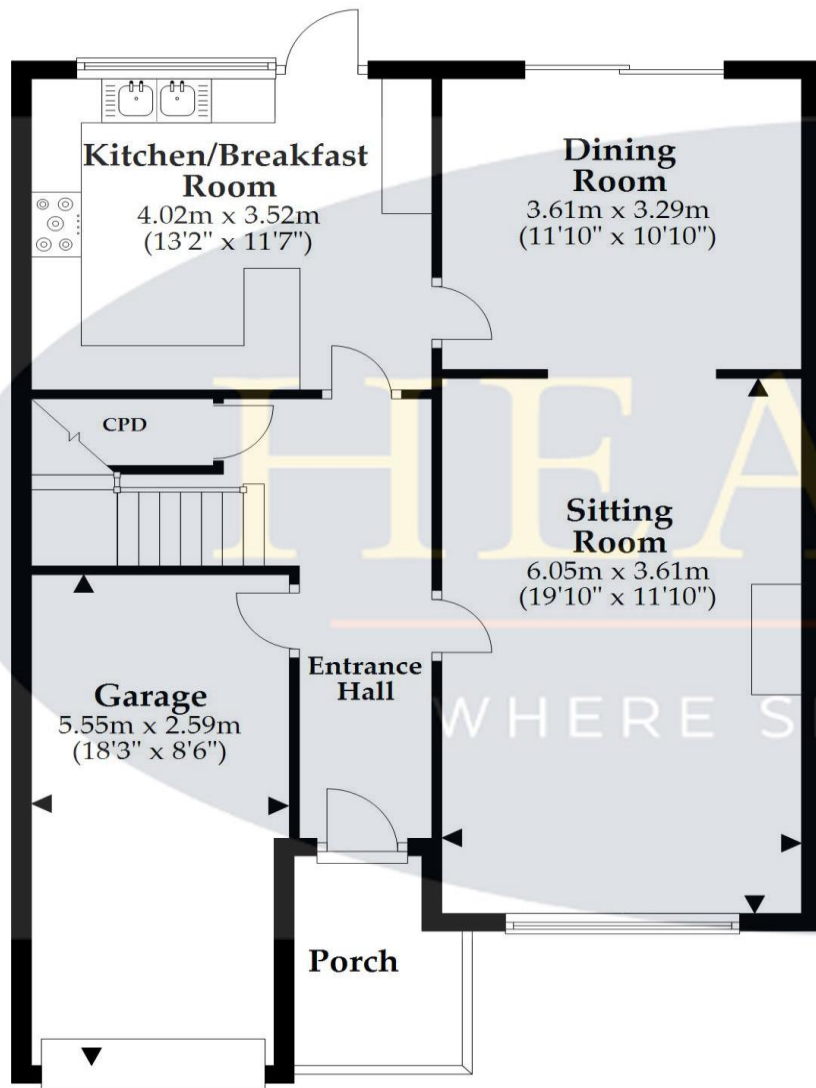
COUNCIL TAX BAND: E EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



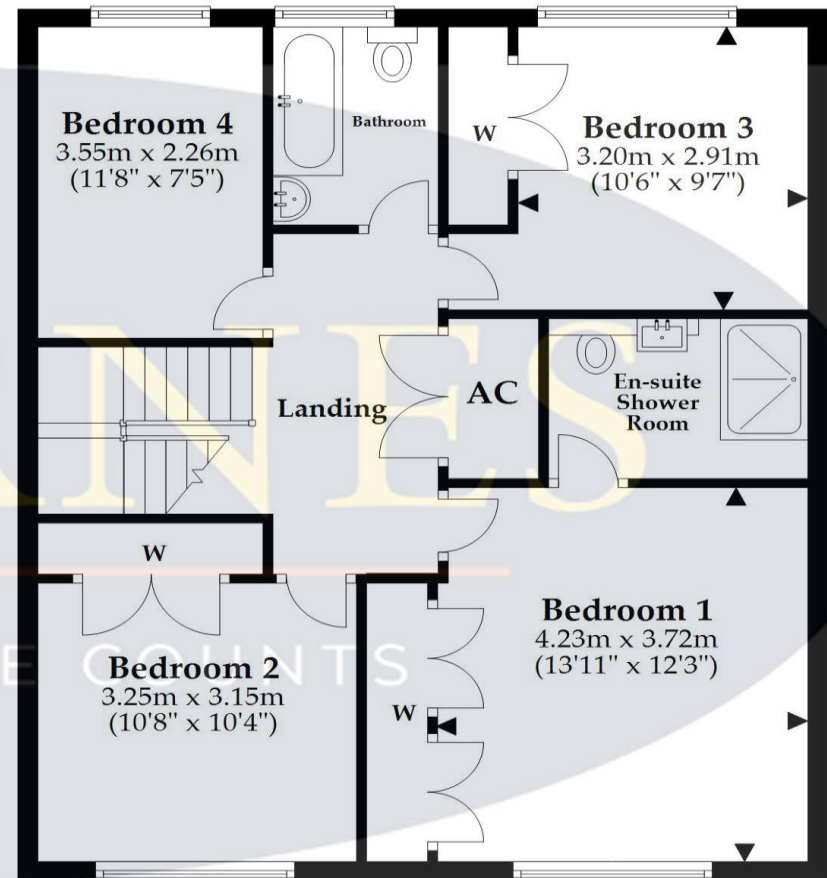
Ground Floor

Approx. 75.8 sq. metres (816.1 sq. feet)



First Floor

Approx. 73.3 sq. metres (788.8 sq. feet)



Total area: approx. 149.1 sq. metres (1604.8 sq. feet)

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



6 Cook Row, Wimborne, Dorset BH21 1LB Tel: 01202 842922 Email: wimborne@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD

