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WHERE SERVICE COUNTS



Colehill
Dorset, BH21 2LE

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FREEHOLD PRICE GUIDE: £525,000

A well presented and spacious three bedroom, two bathroom detached bungalow set in a quiet cul de sac location on a generous size corner plot with established rear garden, garage and off road parking for several cars. No forward chain.

- Entrance porch and covered storm porch
- Spacious entrance hall with four storage cupboards and loft access
- Triple aspect sitting/dining room with two sets of patio doors opening onto courtyard often used for al fresco dining
- Well designed kitchen with range of high gloss white units and complementary worktops with integrated dual fuel cooker and fridge
- Three well proportioned bedrooms all with garden views and space for free standing wardrobes
- Main bedroom with modern en suite shower room with shower cubicle, wash hand basin set in vanity unit, low level flush WC and heated towel rail
- Family bathroom with bath, wash hand basin set in a vanity unit, low level flush WC and heated towel rail
- Outside: The gardens sweep around the property and offer a high degree of privacy with a range of mature shrubs and trees and greenhouse. The side courtyard garden gives a Mediterranean feel with a rendered white wall and seating area ideal for alfresco dining
- Garage with power and light, off road parking for several cars
- Scope to extend the property subject to the necessary planning permission

Martindale Avenue is a popular location and is approximately two miles from Wimborne town centre where there are a number of shops, restaurants, public houses and the popular Tivoli Theatre.

COUNCIL TAX BAND: D EPC RATING: C

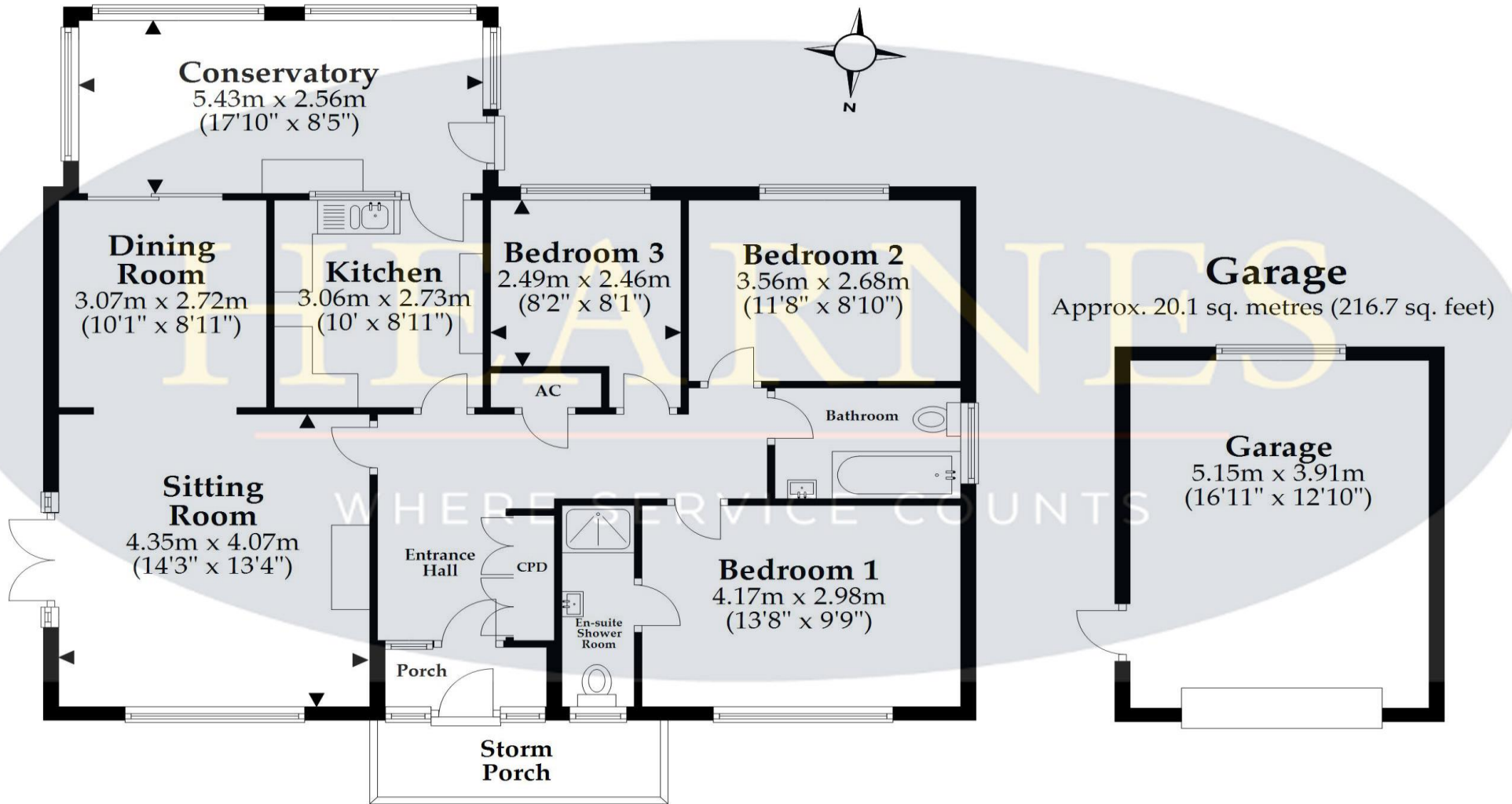
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





Ground Floor

Approx. 102.9 sq. metres (1108.1 sq. feet)



Total area: approx. 123.1 sq. metres (1324.8 sq. feet)

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







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