



HEARNES
WHERE SERVICE COUNTS

Colehill
Dorset, BH21 2HN

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FREEHOLD PRICE GUIDE: £395,000

A spacious four bedroom two reception room semi detached family home with ample off road parking and garage in a sought after location.

- Enclosed entrance storm porch
- Entrance hallway with storage and separate meter cupboard and additional airing cupboard
- Spacious sitting/dining room enjoying a dual aspect with patio door leading to patio and garden
- Good size study/bedroom five with front aspect
- Kitchen/breakfast room with range of base and eye level units with complementary worktops, space for appliances, wall mounted boiler, rear aspect window and door to patio and garden
- Downstairs wet room with shower, wash hand basin with storage cupboard and WC
- Four good size first floor bedrooms
- Upstairs cloakroom with wash hand basin and WC
- Double glazing and gas heating
- Outside: A tarmac driveway gives ample off road parking leading to detached garage. The front garden is laid to lawn with shrubs and mature hedging. The rear garden has a good size patio leading to lawn area and shed, enclosed by high hedging enjoying a good degree of privacy

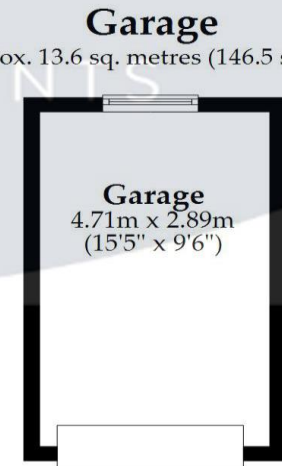
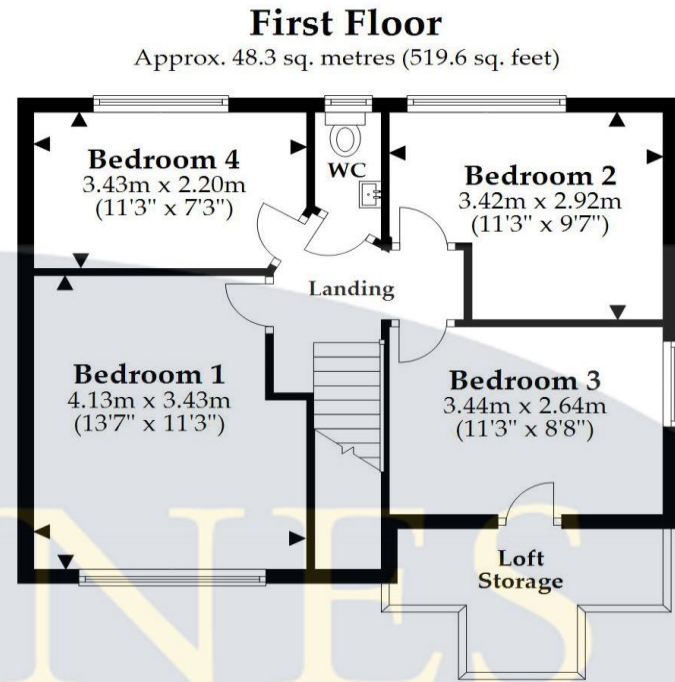
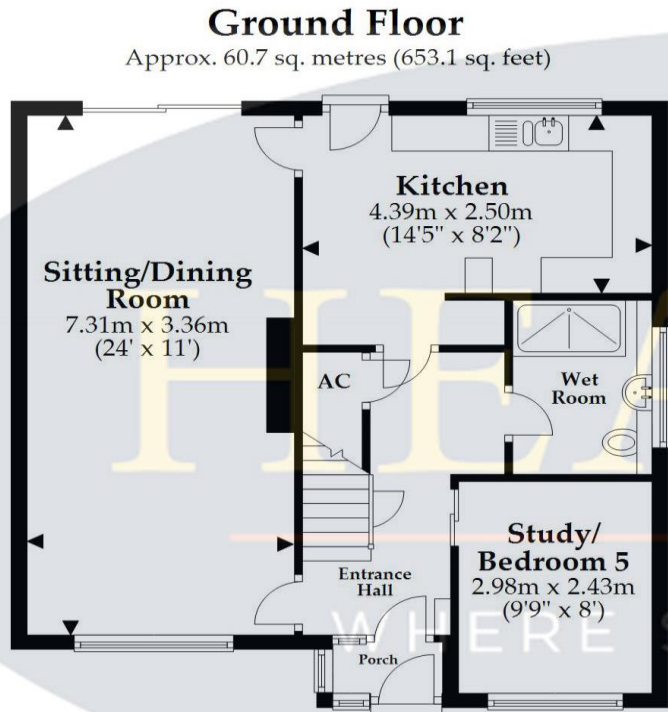
This sought after area of Colehill offers excellent schooling and local shops, parish church, library and hairdresser. The thriving town of Wimborne is approximately 2.8 miles away offering more extensive shopping and leisure facilities as well as numerous restaurants and public houses.

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.







Total area: approx. 122.6 sq. metres (1319.2 sq. feet)

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







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