



HEARNES
WHERE SERVICE COUNTS

Colehill
Dorset, BH21 2UF

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FREEHOLD PRICE: £575,000

Well presented four bedroom detached family home with stunning kitchen/lifestyle room, spacious sitting room with separate snug, study and utility room with ample off road parking and garage in a quiet cul de sac location.

- Entrance hallway with wood effect flooring, under stairs storage cupboard and airing cupboard
- Utility room with worktops, space and plumbing for washing machine and tumble dryer, shelving and eye level cupboards
- Downstairs shower room with over sized shower cubicle, wash hand basin, WC, heated ladder style towel rail and fully tiled walls and flooring
- Study with matching wood effect flooring enjoying a front aspect
- Spacious sitting room with feature fireplace and inset gas fire, dual aspect double opening doors to snug and lifestyle room
- Snug with views to the front and cul de sac
- Stunning kitchen/lifestyle room. Kitchen with range of soft close base and eye level units and pan drawers with complementary worktops, inset induction hob and electric oven and grill, space for fridge freezer and dishwasher, open plan through to lifestyle room with space for table and chairs and sofas, wood effect flooring, skylights and windows, two sliding patio doors into garden
- Four good size bedrooms
- Modern bathroom with bath, separate shower cubicle, vanity unit with wash hand basin, WC and fully tiled walls
- Double glazing and gas heating
- Outside: Tarmac driveway giving ample off road parking leading to garage with electric roller door, side access leading to rear garden with side private patio ideal for al fresco dining. Steps then lead to main garden area which is laid to lawn with flower and shrub borders and garden shed, enclosed by panel fencing

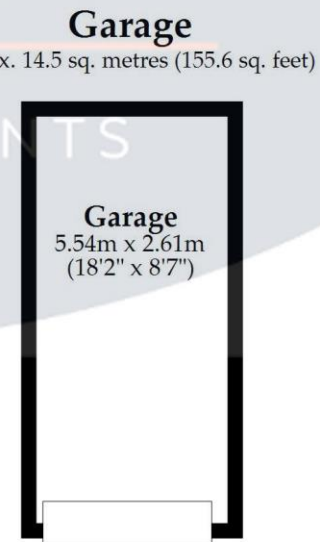
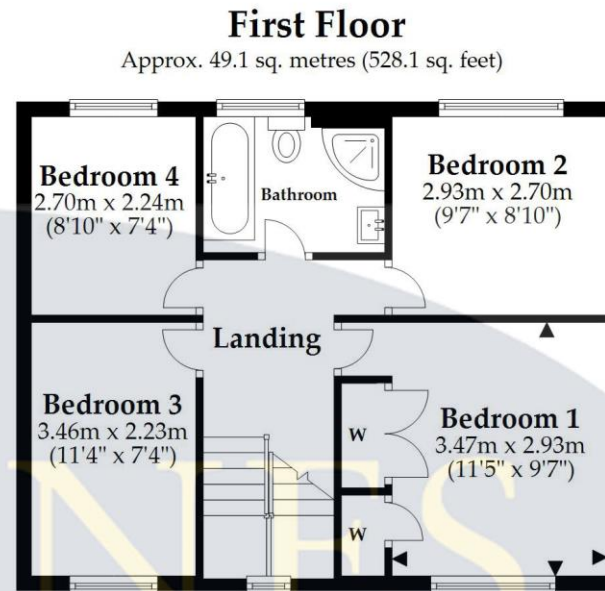
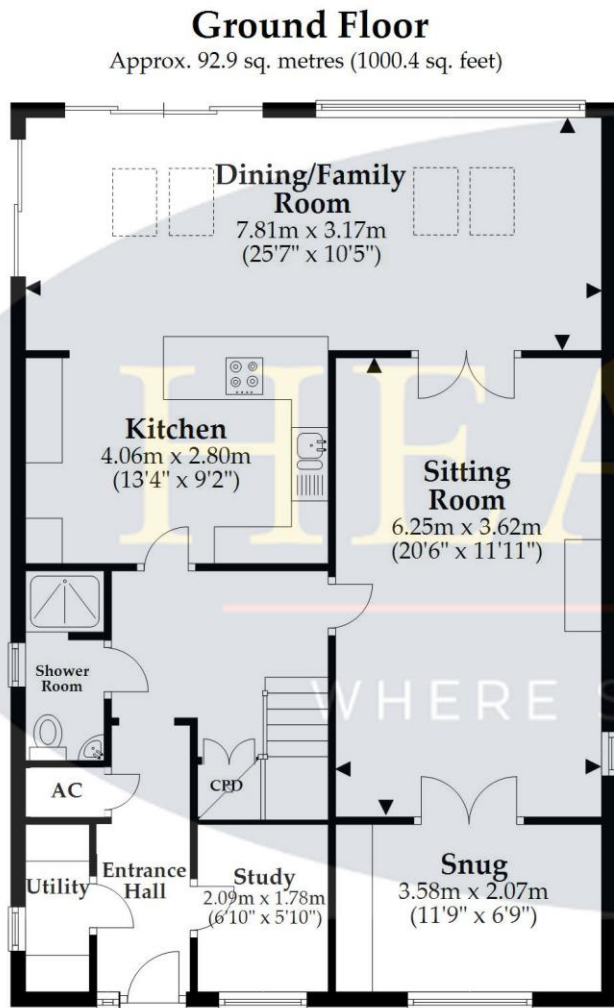
This sought after area of Colehill offers excellent schooling and local shops, parish church, library and hairdresser. The thriving town of Wimborne is approximately three miles away offering more extensive shopping and leisure facilities as well as numerous restaurants and public houses.

COUNCIL TAX BAND: E EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's 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. 156.5 sq. metres (1684.1 sq. feet)

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







www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

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