



**Colehill**  
**Dorset, BH21 2HG**

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## FREEHOLD PRICE: £595,000

A refurbished and spacious chalet style bungalow offering three bedrooms and three bathrooms as well as a superb kitchen/lifestyle room. The property is on a good size plot with ample off road parking and over sized garage. NO FORWARD CHAIN.

- Large entrance hallway with under stairs storage cupboard and space and plumbing for washing machine
- Cosy snug with front aspect
- Stunning kitchen/lifestyle room with range of base and eye level units and pan drawers with complementary worktops, inset induction hob with extractor fan over, matching built in oven and grill, integrated fridge freezer and dishwasher, space for sofas and table and chairs. Triple aspect with patio door to garden
- Ground floor bedroom with front aspect
- Ground floor shower room with shower cubicle, vanity unit with wash hand basin, WC and heated ladder style towel rail
- Two double first floor bedrooms
- Main bedroom with en suite shower room with shower cubicle, vanity unit and wash hand basin, WC and cupboard housing boiler
- Family bathroom with shaped bath, separate shower cubicle, vanity unit with wash hand basin, WC and ladder style heated towel rail
- Double glazing and gas heating, feature grey wood effect flooring in hallway and kitchen/lifestyle room
- Outside: Tarmac and shingle driveway giving off road parking for numerous cars leading to oversize garage. The rear garden has a paved patio area and is enclosed by panel fencing

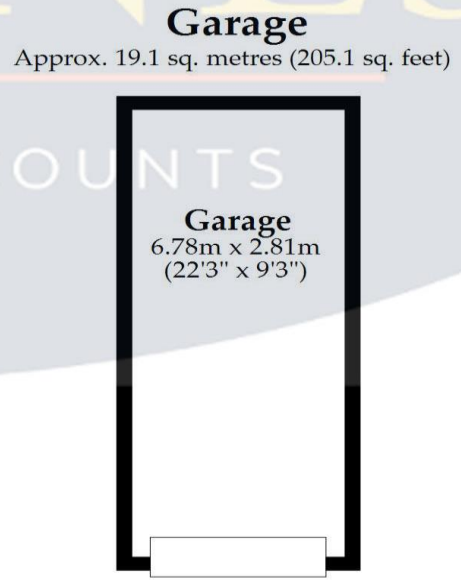
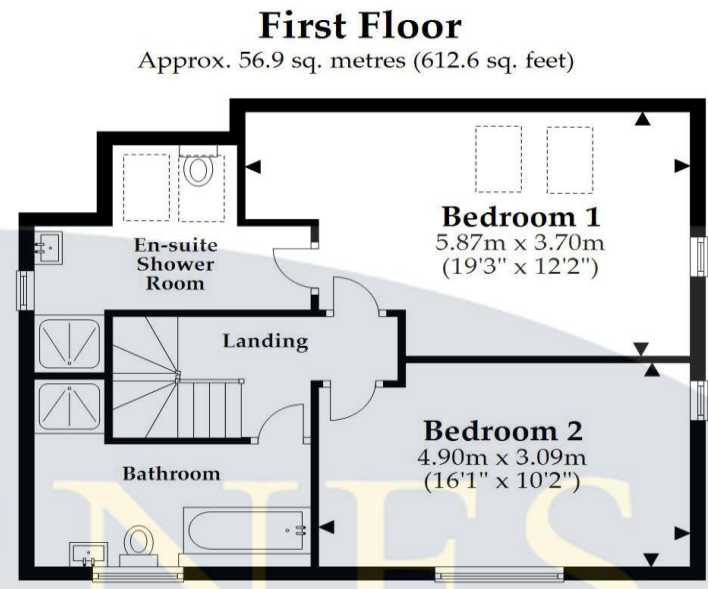
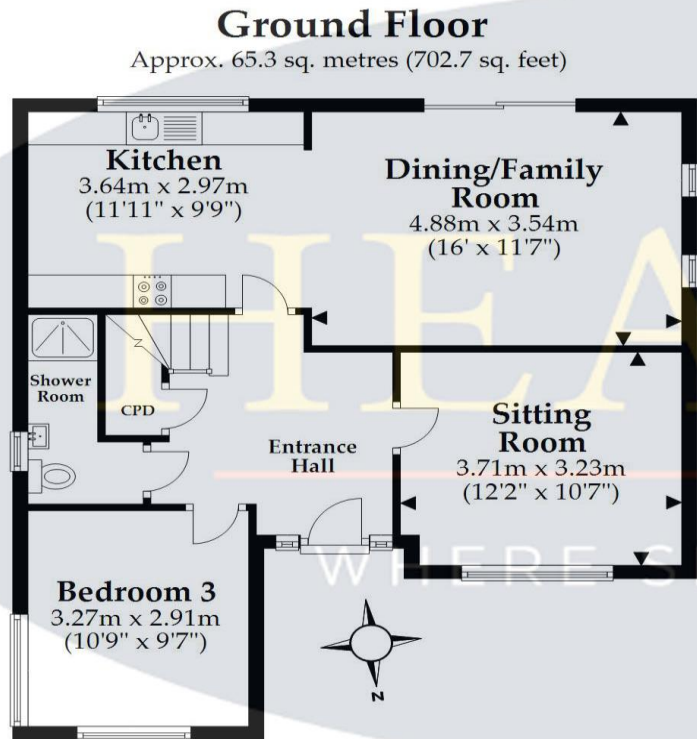
This sought after area of Colehill offers excellent schooling and local shops, parish church, library and hairdresser. The thriving town of Wimborne is approximately three miles away offering more extensive shopping and leisure facilities as well as numerous restaurants and public houses.

COUNCIL TAX BAND: E EPC RATING: D

AGENTS NOTES: 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. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.







Total area: approx. 141.3 sq. metres (1520.4 sq. feet)  
 This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood







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