



**Colehill**  
**Dorset, BH21 2NG**



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## FREEHOLD PRICE: OFFERS IN EXCESS OF £480,000

A spacious and extended three bedroom detached bungalow with ample off road parking and garage on a large and private plot in a desirable, quiet cul de sac location.

- Enclosed entrance porch and cloakroom with wash hand basin and WC
- Spacious hallway with airing cupboard and access to loft space
- Generous size sitting/dining room with front aspect windows and French doors to sun conservatory
- Large conservatory with UPVC windows and French doors to garden
- Kitchen with range of base and eye level units, complementary worktops, inset hob with adjoining electric oven and grill, space for appliances, rear aspect window and door to lobby and garden
- Three good size bedrooms with bedroom one and two having built in wardrobes
- Superb bathroom with modern white suite comprising bath with shower screen and shower over, vanity unit with wash hand basin, WC and ladder style towel rail, fully tiled walls
- Double glazing and gas heating
- Vendor has plans for rear extension – copy of plan available from the agent
- Outside: Long gravelled driveway gives off road parking for a number of cars leading to garage with electric car charger and personal door to garden. The garden then extends on three sides with the front having a raised rockery area and ornamental fishpond. The main garden is then laid to lawn with shrub and tree borders with raised terraced patio area. There is then a further large patio terrace area ideal for al fresco dining with two sheds and greenhouse

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: 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.





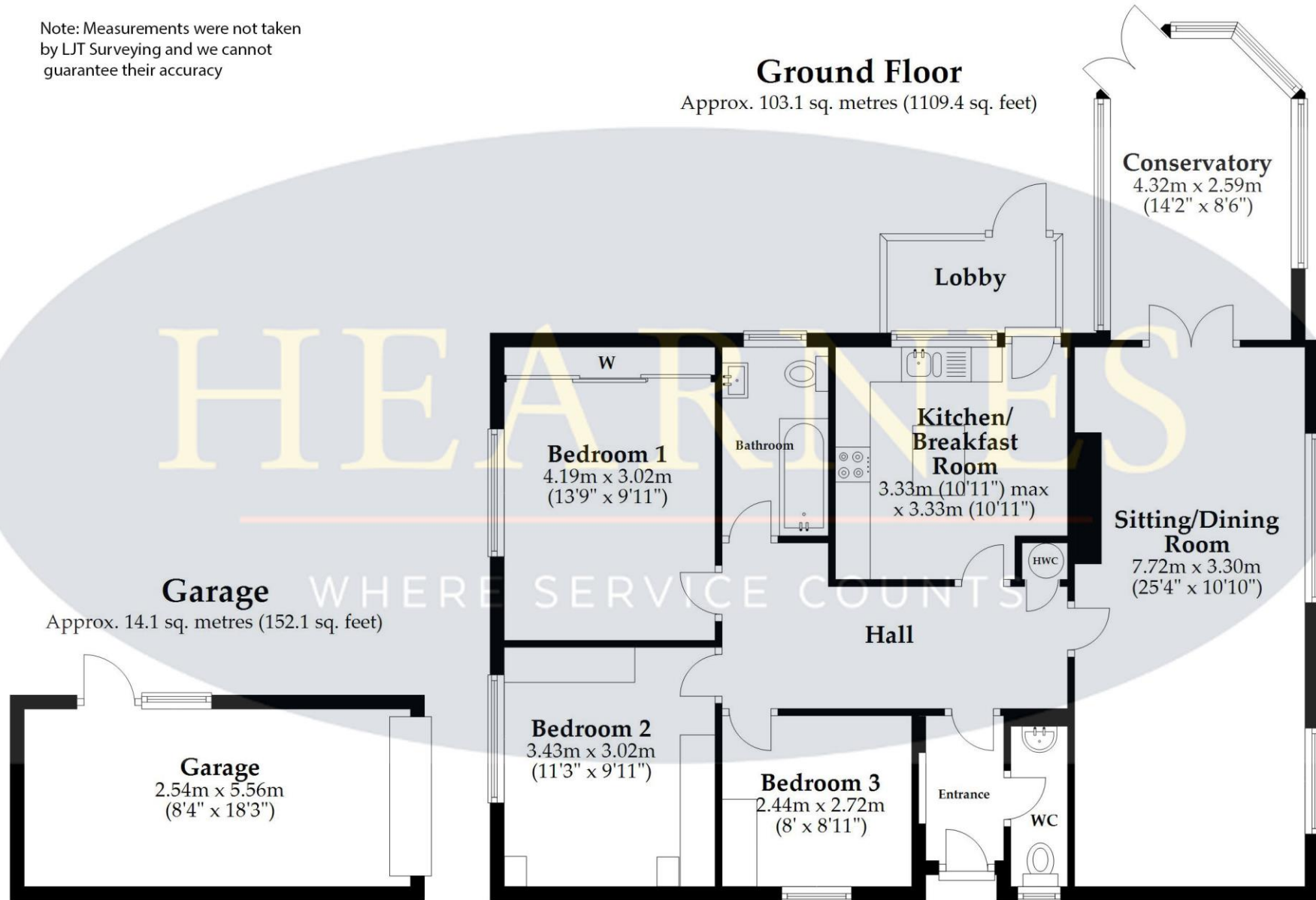




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy

## Ground Floor

Approx. 103.1 sq. metres (1109.4 sq. feet)

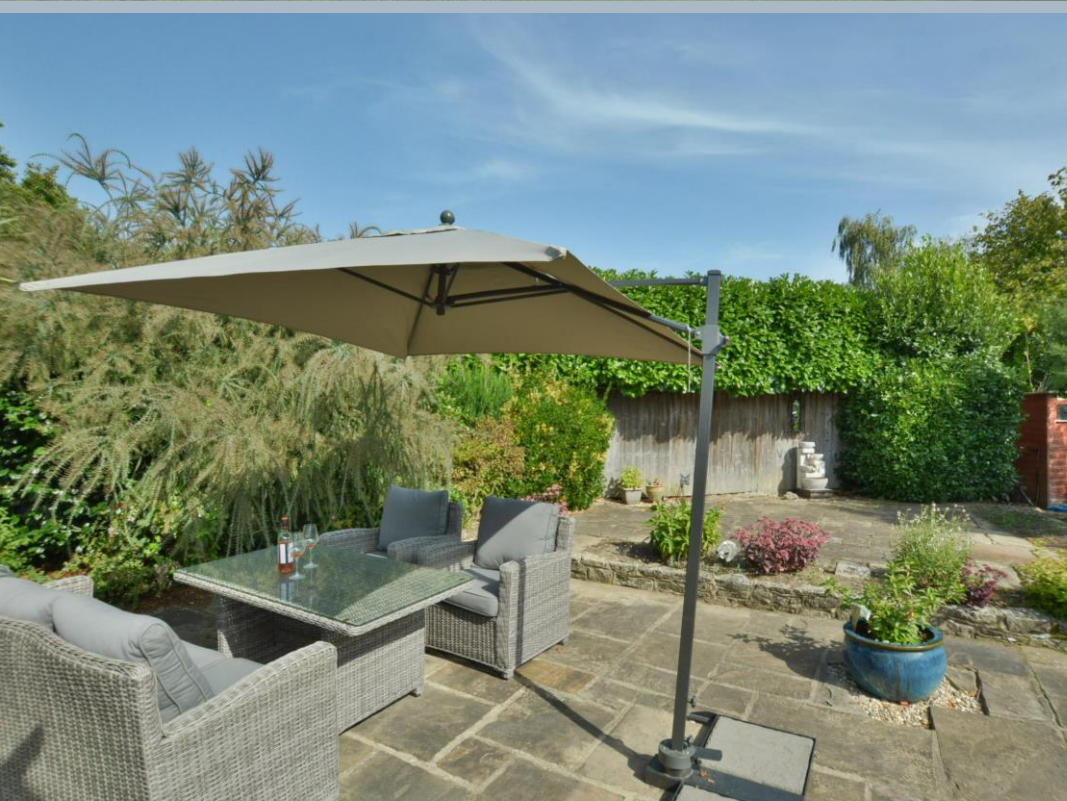


Total area: approx. 117.2 sq. metres (1261.5 sq. feet)

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











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