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Colehill, Dorset, BH21 2NF

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FREEHOLD PRICE: £475,000

A deceptively spacious detached family home offering three bedrooms and two reception rooms with kitchen/breakfast room and downstairs bathroom. The property is situated in a popular location with off road parking and superb garden studio.

- Entrance lobby with tiled flooring leading to kitchen/breakfast room
- Good size kitchen/breakfast room with range of base and eye level units, complementary worktops, space for appliances, inset gas hob with electric oven below, breakfast bar, matching tiled flooring, large storage cupboard, dual aspect windows and arch off to dining room
- Separate dining room enjoying a rear aspect
- Downstairs bathroom with enclosed shaped bath, separate shower cubicle, wash hand basin, WC and fully tiled walls
- Cosy sitting room with inset wood burner and rear aspect
- Sun conservatory with door and aspect over garden
- Three good size bedrooms
- Double glazing and gas heating
- Outside: Brick paviour driveway and pathway with inset feature lighting giving off road parking for several cars. Double gates give access to the rear garden which has a large terrace patio on two levels leading to flat lawn area with shrub/tree borders. The garage to one side has been converted to a studio/hobbies room with shower, wash hand basin and WC

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: E EPC RATING: D

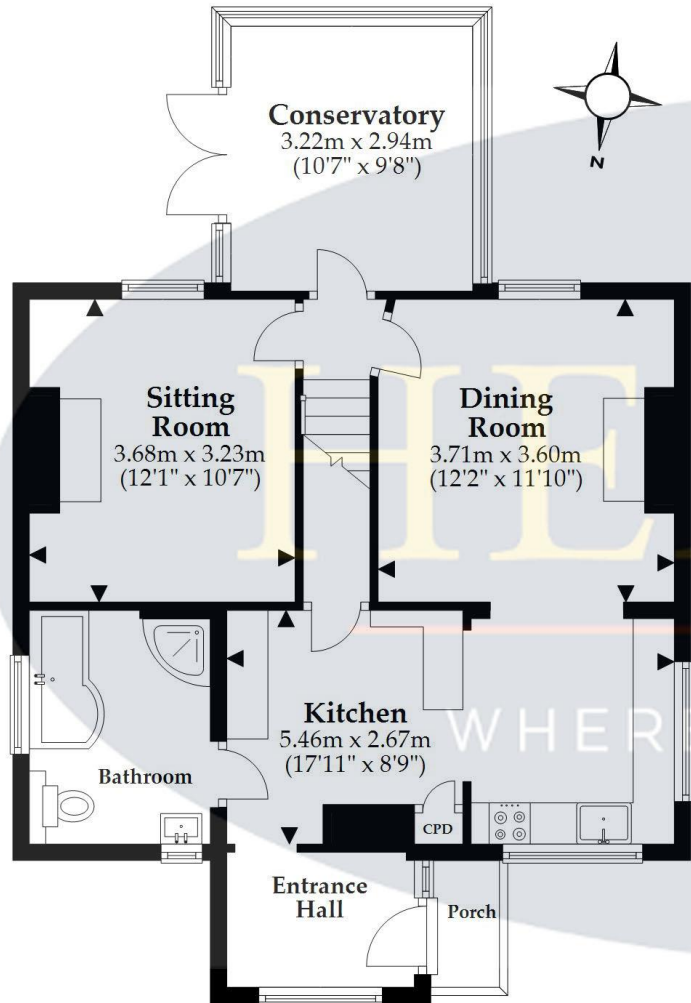
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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





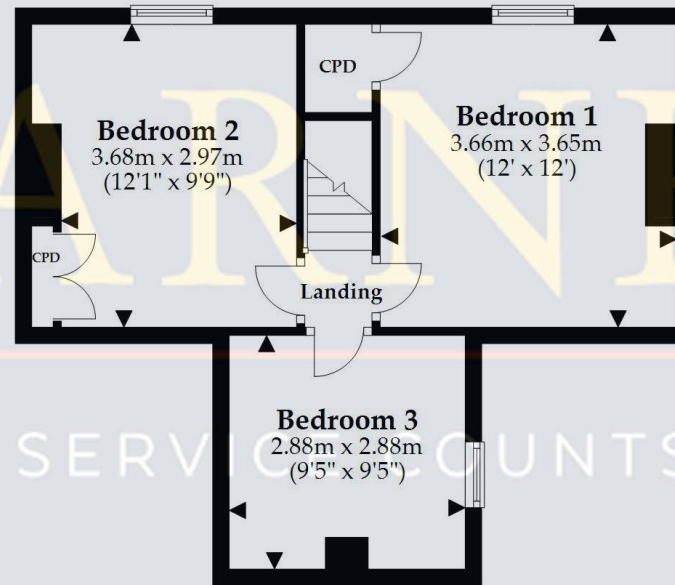
Ground Floor

Approx. 65.6 sq. metres (706.4 sq. feet)



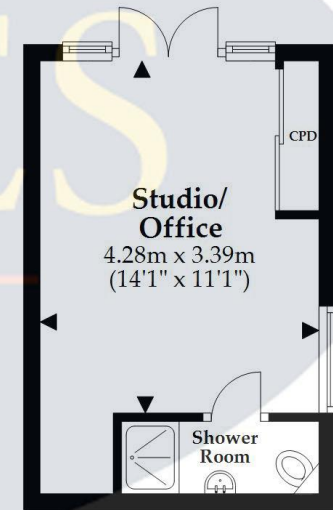
First Floor

Approx. 37.9 sq. metres (407.4 sq. feet)



Outbuilding

Approx. 17.8 sq. metres (191.9 sq. feet)



Total area: approx. 121.3 sq. metres (1305.8 sq. feet)

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







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