



PRIVATE DRIVE
NO PUBLIC RIGHT OF WAY

NOS 29 31 33 44 46



Colehill
Dorset, BH21 2LE

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FREEHOLD PRICE: £500,000

Well-presented spacious two double bedroom, two reception room, two bathroom detached bungalow set on a generous size plot with garage and off road parking for up to four cars set in a quiet popular location in Colehill.

- Large entrance porch with feature arched window
- Generous size entrance hall with loft access which is partially boarded with light and power
- Good size kitchen/diner with part tiled floor and range of oak units with complementary worktops, double oven and integrated microwave, dishwasher, fridge freezer, induction hob and extractor hood, double-glazed door opening onto side garden
- Sitting room with feature arch opening into the kitchen/diner, fireplace and large picture window overlooking garden
- Garden room with feature arched window and double-glazed archway doors opening into the garden
- Spacious main bedroom with twin double-glazed windows giving a light and airy feel, fitted wardrobes and en suite shower room with large walk-in shower, pedestal wash hand basin and low level flush WC
- Bedroom two has large bay window overlooking the private road, fitted wardrobes and also an en suite shower room with shower, pedestal wash hand basin and WC
- Landscaped garden that sweeps around the property with extensive range of trees and shrubs. Shed with lighting, power and heating

The market town of Wimborne is approximately two miles distant and has an excellent range of shops and restaurants plus the Tivoli theatre and churches of most denominations. There are good schools in both the private and public sector. The coastal resorts of Bournemouth and Poole are both nearby.

COUNCIL TAX BAND: E 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.

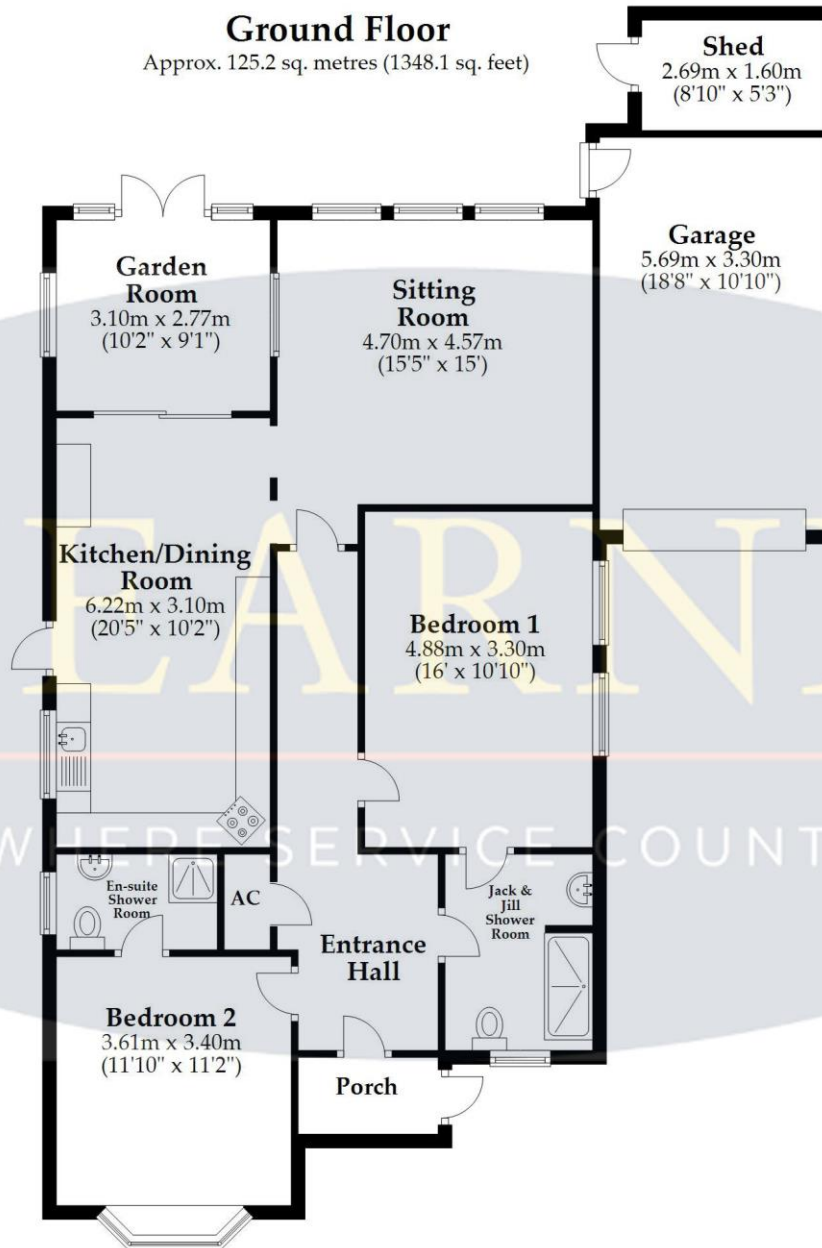




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Ground Floor

Approx. 125.2 sq. metres (1348.1 sq. feet)



Total area: approx. 125.2 sq. metres (1348.1 sq. feet)

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







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6 Cook Row, Wimborne, Dorset BH21 1LB

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