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**Colehill  
Dorset, BH21 2NZ**

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## FREEHOLD PRICE GUIDE: £650,000

An immaculately presented and deceptively spacious four bedroom detached split level home situated on a good size plot in a desirable cul de sac location.

- Steps lead to paved terrace
- Entrance porch leading TO SPACIOUS HALLWAY
- Modern cloakroom with WC and vanity unit with wash hand basin
- Dining room enjoying a front aspect
- Stunning 'L' shaped sitting room with feature brick wall and fireplace, front aspect window and patio door leading on to sun balcony
- Sun balcony with stainless steel and chrome balustrade with open aspect views
- Superb fitted kitchen/breakfast room with range of base and eye level soft close high gloss units with complementary quartz worktops, inset Neff induction hob with extractor fan over, Neff 'slide and hide' fan oven with microwave unit over, integrated fridge, freezer and dishwasher, door to outside
- Separate utility room with matching quartz worktops, stainless steel sink, units and space for white goods
- Stairs from entrance hall leading to first floor landing with access to loft and airing cupboard
- Master bedroom with range of superb fitted bedroom furniture
- En suite shower room with shower cubicle, vanity unit with wash hand basin, WC, towel radiator and fully tiled walls
- Bedroom two with walk in double wardrobe, patio door leading to terrace and garden, bedroom three and four overlooking the rear garden
- Family bathroom/shower room with corner bath, shower cubicle, wash hand basin and WC
- Double glazing, gas heating and security alarm
- Outside: A brick paviour driveway giving ample off road parking leading to tandem length garage with electric roller door, power and wall mounted boiler. The front garden has a large conifer hedge with lawn area, large rockery and an abundance of flower and shrubs. There is then a paviour side garden with timber decking. The rear garden has a good size lawn area enjoying a private and secluded position enclosed by established trees and a mature shrubbery

Ashmeads Way is a popular location and is approximately 2.7 miles from Wimborne town centre where there are a number of shops, restaurants, public houses and the popular Tivoli Theatre.

COUNCIL TAX BAND: F      EPC RATING: D

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes 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.

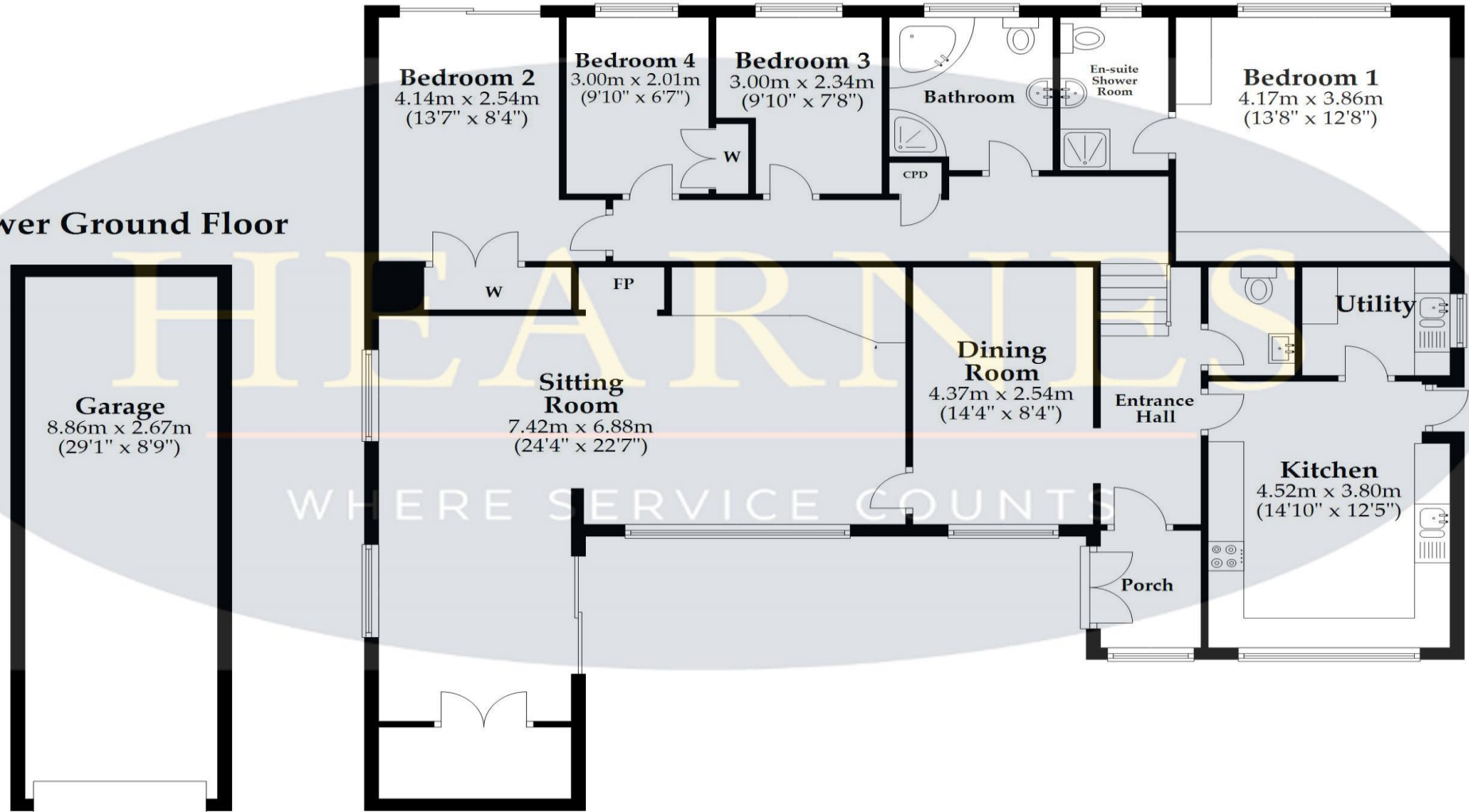




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

## Split Level Ground Floor

### Lower Ground Floor



**Gross Internal Floor Area: approx. 158 sq. metres (1697 sq. feet)**  
**Garages Internal Floor Area: approx 23 sq. metres (251 sq. feet)**  
This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood





[www.hearnes.com](http://www.hearnes.com)

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