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**Colehill**  
**Dorset, BH21 2UW**

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## FREEHOLD PRICE GUIDE: £490,000

A well presented and deceptively spacious detached family home offering four bedrooms and two bathrooms as well as a stunning garden room with bifold doors leading to garden with off road parking and garden.

- Entrance hallway with modern downstairs shower room with shower cubicle, vanity unit with wash hand basin, WC, fully tiled walls and ladder style heated towel rail
- Generous size sitting room with front aspect bay window
- Stunning garden room with shaped pitch roof, French doors leading onto decking area and further bifold doors leading to patio and garden
- Large kitchen/breakfast room with range of base and eye level units with complementary worktops, inset gas hob with electric oven below and extractor fan over, built in fridge and space for further appliances, integrated dishwasher, breakfast bar, space for good size family table and chairs, rear aspect window and French doors leading to patio and garden
- Ground floor bedroom four/study with built in mirror fronted wardrobes and dome roof light
- Three good size first floor bedrooms all with built in wardrobes
- Modern family bathroom with bath and shower over, vanity unit with wash hand basin, enclosed WC, inset mirror and fully tiled walls and flooring
- Double glazing and gas heating, feature wood flooring to the majority of the ground floor accommodation
- Solar panels leased by Anesco
- Outside: To the front of the property there is off road parking leading to garage with electric up and over door. The rear garden has patio and decking areas with small lawn enclosed by brick walling

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: D EPC RATING: C

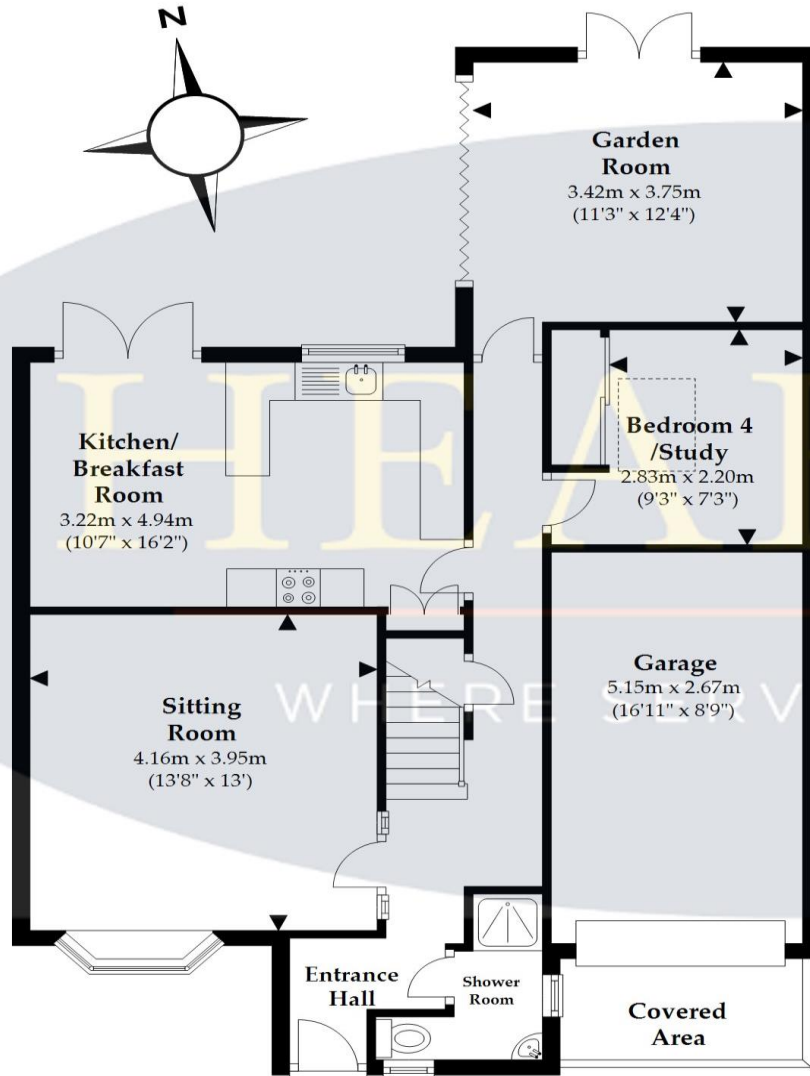
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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





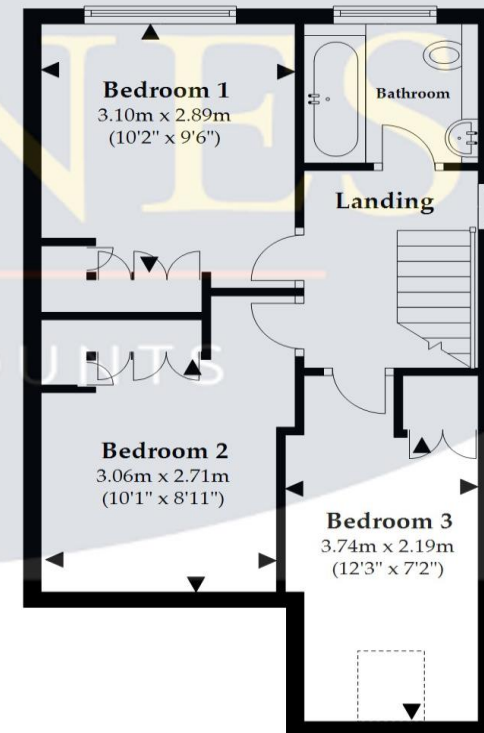
## Ground Floor


Approx. 85.0 sq. metres (915.3 sq. feet)



## First Floor

Approx. 40.3 sq. metres (434.2 sq. feet)



Total area: approx. 125.4 sq. metres (1349.4 sq. feet)  LJT SURVEYING

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood





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