



# HEARNES

WHERE SERVICE COUNTS

Colehill  
Dorset, BH21 2LB

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## FREEHOLD PRICE: £400,000

A deceptively spacious semi detached chalet bungalow offering four bedrooms, two reception rooms and two bathrooms with ample off road parking and car port situated on a good size plot in a quiet cul de sac location.

- 'L' shaped entrance hallway with built in cloaks and shoe cupboard
- Good size dining room with stairs to first floor landing and double doors to sitting room
- Spacious sitting room with fireplace and inset electric fire, patio door to patio and garden
- Kitchen/breakfast room with range of base and eye level cupboards, kitchen drawers, complementary worktops, inset electric hob with extractor fan over, adjoining oven and grill, integrated full size dishwasher, space for fridge freezer, breakfast bar, rear aspect window and door to garden
- Two ground floor double bedrooms with fitted bedroom furniture
- Fully tiled bathroom with three piece suite
- Separate shower room with shower cubicle, vanity unit with wash hand basin, WC and fully tiled
- First floor landing with study area and access to loft space
- Two bedrooms with Velux windows
- Double glazing and gas heating
- Outside: A shingle and tarmac driveway leads to an extended car port and gives off road parking for a number of cars. The rear garden has a storage garage to one side with space for washing machine, tumble dryer and second freezer. The garden then has a large terrace patio ideal for al fresco dining leading to lawn area with shingle pathway to the rear where a garden shed and greenhouse can be found. The garden is enclosed by brick walling, panel fencing and high hedging

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 and a half miles away offering more extensive shopping and leisure facilities as well as numerous restaurants and public houses.

COUNCIL TAX BAND: D EPC RATING: C

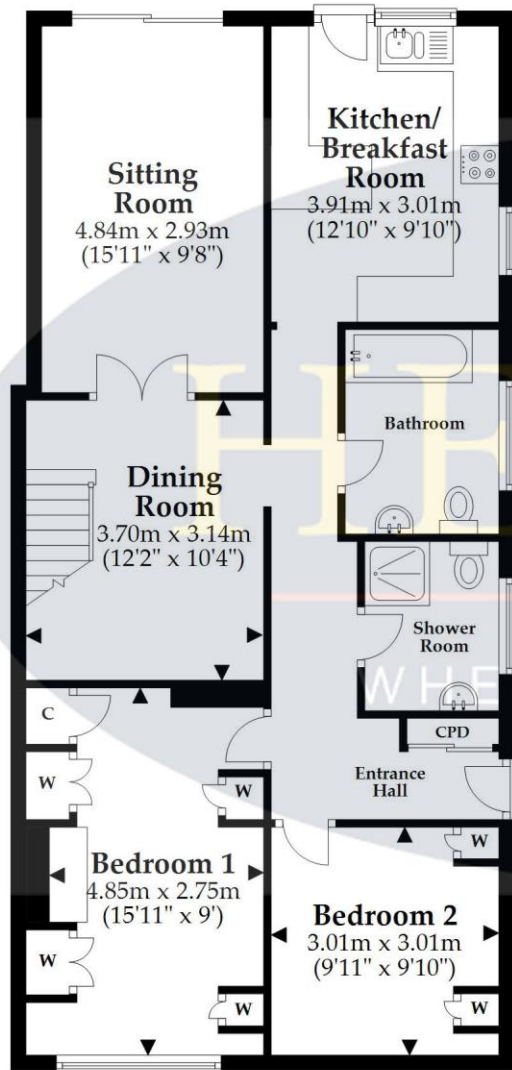
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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





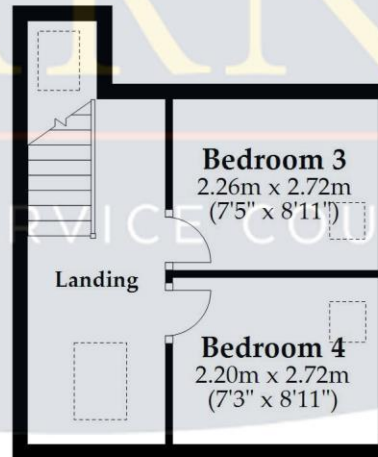
# Ground Floor

Approx. 83.8 sq. metres (901.9 sq. feet)



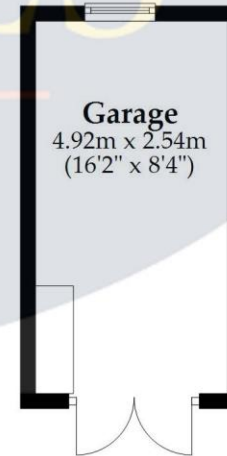
# First Floor

Approx. 22.0 sq. metres (237.3 sq. feet)



# Garage

Approx. 12.5 sq. metres (134.5 sq. feet)

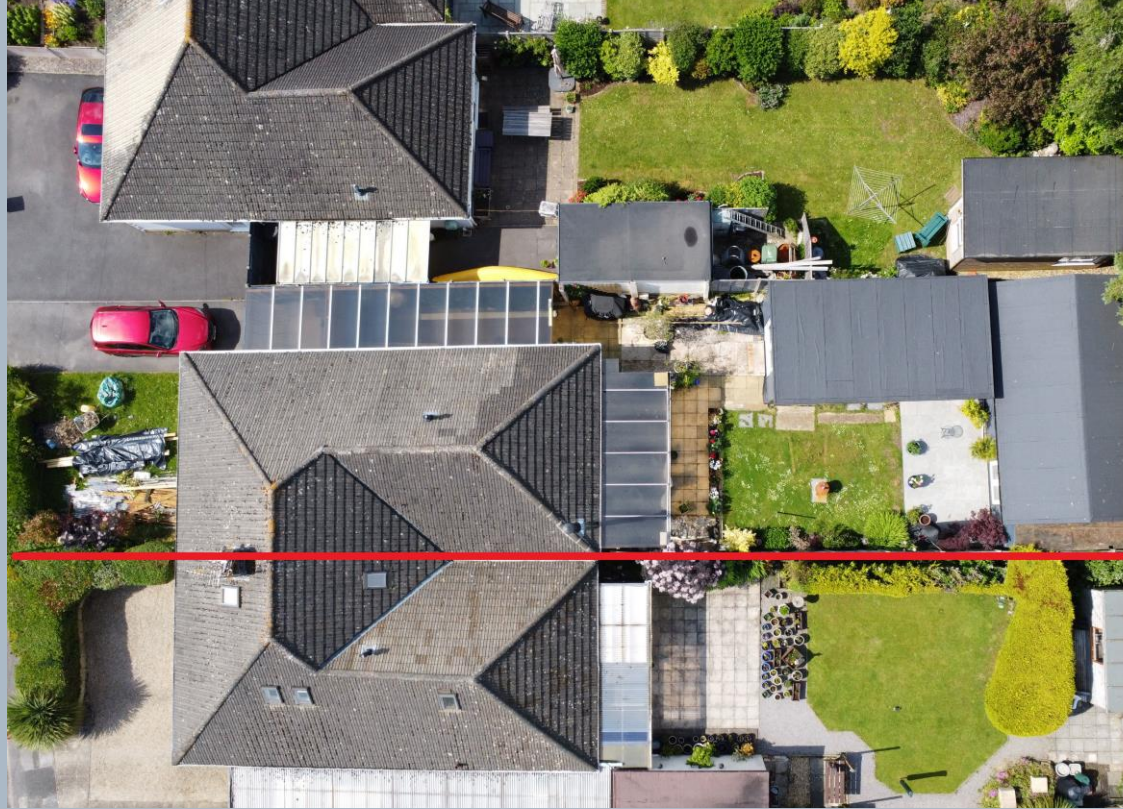


Total area: approx. 118.3 sq. metres (1273.8 sq. feet)

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







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