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WHERE SERVICE COUNTS

Colehill
Dorset, BH21 7AZ

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FREEHOLD PRICE GUIDE: £535,000

An immaculately presented and spacious three bedroom detached home built in 2016 with stunning kitchen/breakfast room and main bedroom with en suite shower room and south facing rear garden situated in a desirable and sought after location.

- Large entrance hallway with modern cloakroom with WC and vanity unit with wash hand basin
- Spacious sitting room with inset wood burner and storage cupboard with windows and French doors leading on to patio and garden
- Stunning kitchen/breakfast room with Gloss Glendevon stone soft close base units, drawers and pan drawer with complementary worktops and integrated Neff appliances including gas hob with extractor fan over, built in electric oven and microwave above and slimline dishwasher, space for fridge freezer and large table and chairs, rear aspect windows and French doors onto patio
- Three good size bedrooms
- Main bedroom with luxury fitted en suite shower room with corner shower cubicle, vanity unit with wash hand basin and WC, shower point, part tiled walls and ladder style heated towel rail
- Superb bathroom with white suite; bath with vanity unit and wash hand basin, WC, part tiled walls and ladder style heated towel rail
- Double glazing and gas heating
Remaining builders warranty
- Outside: A shingle and part brick paviour driveway gives ample off road parking to garage with up and over door and utility area to the rear with space and plumbing for washing machine and tumble dryer. Front lawn area. The rear garden is south facing with good size patio area and lawn enclosed by panel fencing

The market town of Wimborne is approximately three 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: D EPC RATING: B

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.

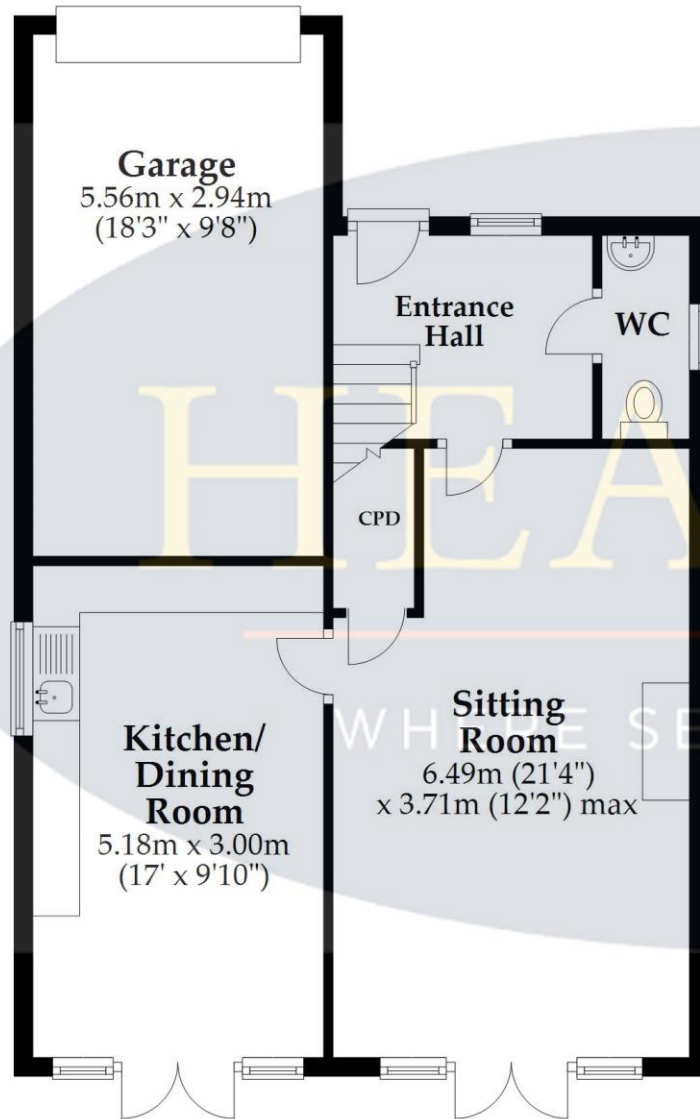




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

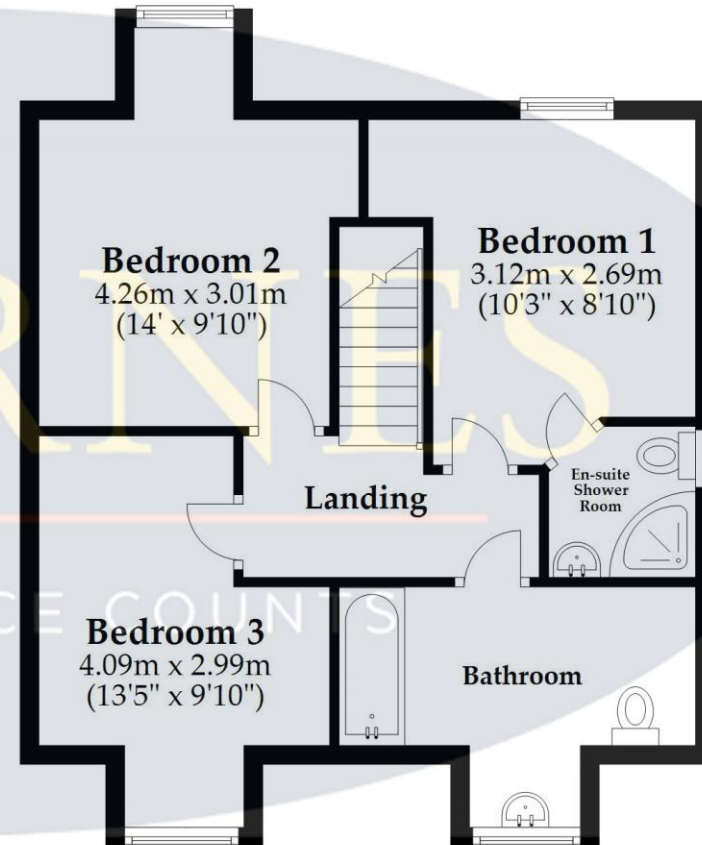
Ground Floor

Approx. 66.3 sq. metres (713.6 sq. feet)



First Floor

Approx. 47.9 sq. metres (515.3 sq. feet)



Total area: approx. 114.2 sq. metres (1228.9 sq. feet)

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







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