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WHERE SERVICE COUNTS

Colehill
Dorset, BH21 2NX

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FREEHOLD PRICE: £600,000

A three double bedroom, two bathroom detached bungalow with large open plan sitting room/diner with two balconies set on an elevated plot with views across Colehill from a large sun terrace, double garage and parking for several cars located in a quiet cul de sac.

- Entrance hall with loft access and Kahrs Norwegian luxury flooring which flows into the sitting room/diner
- Generous size dual aspect sitting room/diner with open fire and doors to two balconies
- Sun terrace set on an elevated position with views across the valley to Canford School and beyond
- Kitchen with a range of matt grey units and complementary worktops, free standing matching larder cupboard, Rangemaster cooker, five ring gas hob and space for washing machine and dishwasher
- Three double bedrooms all with garden views and one with fitted wardrobes and the main bedroom with en suite shower room
- Separate family bathroom with double ended bath and shower over, pedestal wash hand basin, WC and tiled floor
- Outside: A superb south facing landscaped garden with four different levels all accessed via a range of patio style steps offering sunbathing area, al fresco dining area and a good size lawn. The front driveway provides access to the double garage with parking for several cars and the front garden has also been landscaped with a patio area
- Double garage with electric roller doors and under property storage

This sought after area of Colehill offers excellent schooling and local shops, parish church, chemist, 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: E EPC RATING: C

AGENTS NOTES: 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. 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.

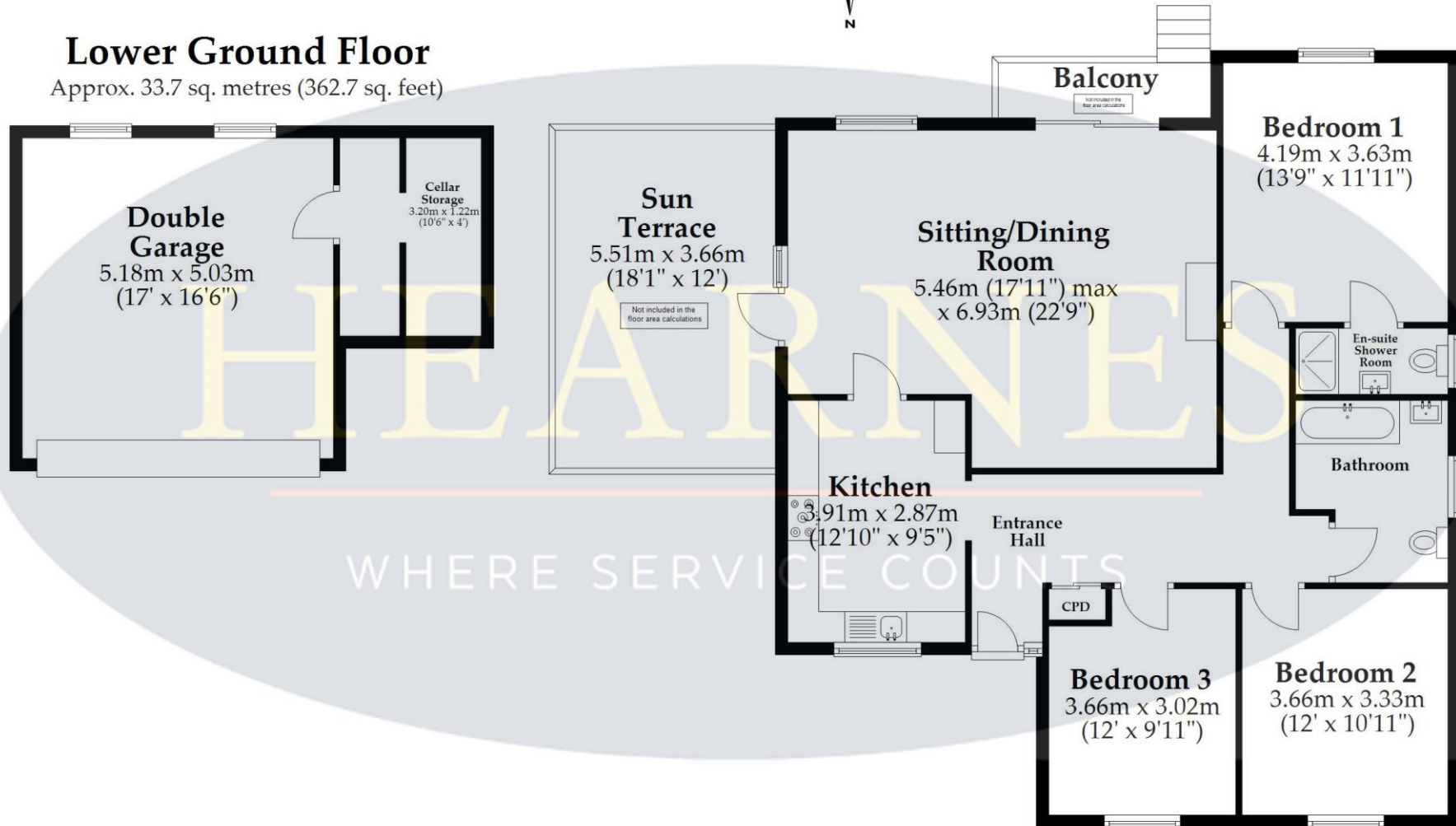


Ground Floor

Approx. 110.3 sq. metres (1186.8 sq. feet)

Lower Ground Floor

Approx. 33.7 sq. metres (362.7 sq. feet)



Total area: approx. 144.0 sq. metres (1549.5 sq. feet)

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







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