



HEARNES
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**Colehill
Dorset, BH21 2LL**

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FREEHOLD PRICE: Offers in excess of £475,000

A well proportioned three double bedroom detached family chalet style house with garage and off road parking set in a small cul de sac adjacent to fields. NO FORWARD CHAIN.

- Entrance porch with tiled floor
- Generous size entrance hall with two storage cupboards and access to the ground floor shower room
- Kitchen with range of pine units and complementary worktops, heated towel rail, door to garden and view of the field adjacent to the property
- Good size sitting room/diner with bifold double glazed doors opening onto the landscaped garden
- Ground floor double bedroom with views over the field
- Recently fitted ground floor wet room with shower and non-slip tiles, wash hand basin set into a vanity unit, WC and heated towel rail
- Two well-proportioned double bedrooms on the first floor both with views of the fields and fitted wardrobes
- Shower room and separate WC
- Landscaped rear garden with various areas for al fresco dining and summer house
- Garage with power and light and off road parking for several cars

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: D

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.





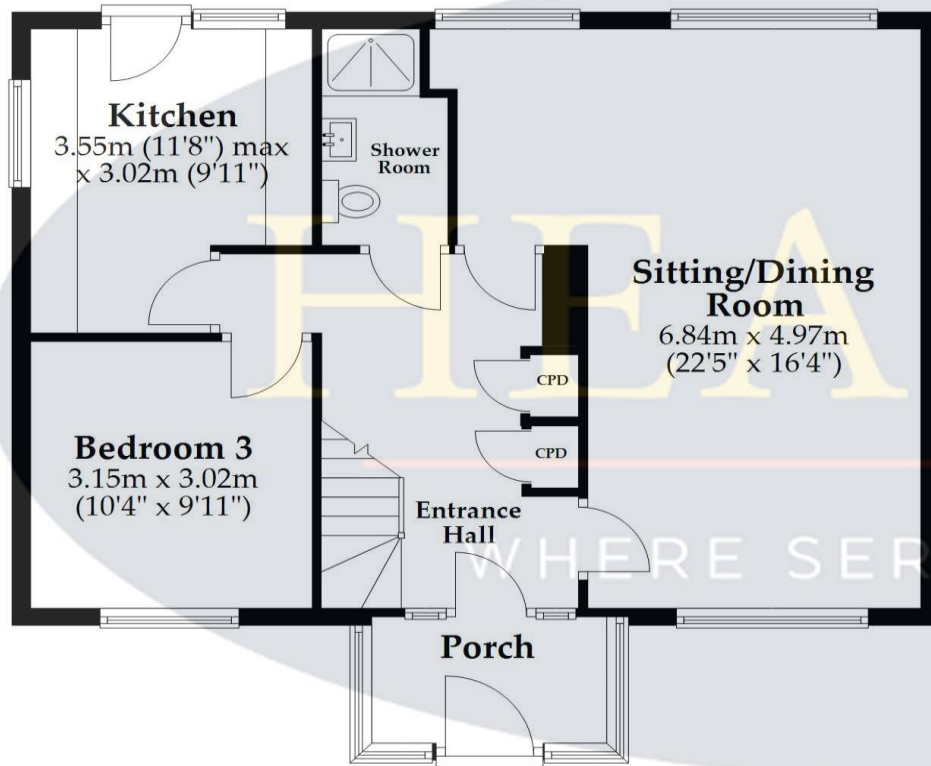
View from the kitchen window



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

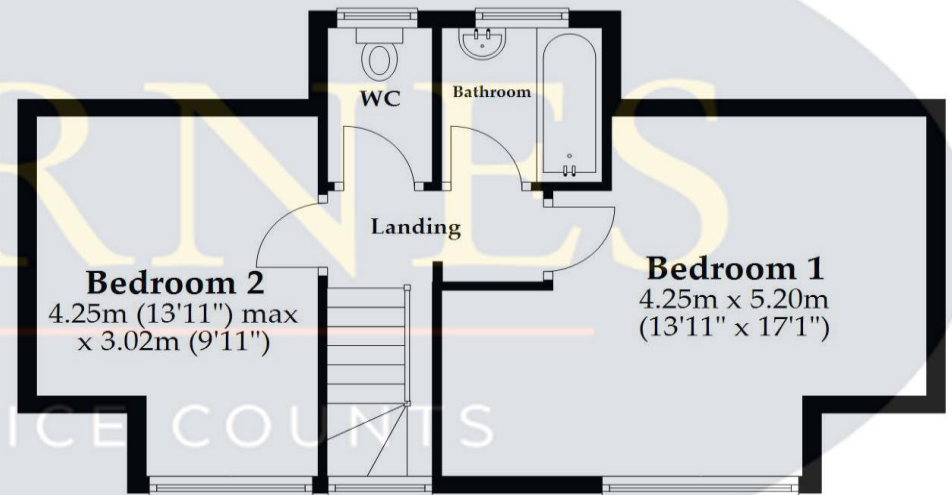
Ground Floor

Approx. 69.2 sq. metres (744.5 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.6 sq. feet)



Total area: approx. 110.7 sq. metres (1191.1 sq. feet)

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





View from the garden





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