



Colehill
Dorset, BH21 2LE

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FREEHOLD PRICE: OIEO £500,000

A well presented three double bedroom, two reception room detached chalet style home with sun conservatory situated on a corner plot, ample off road parking and garage and space for Camper van/Caravan and boat, located in a desirable residential location.

From the entrance storm porch the front door leads through to a spacious entrance hallway, doors then lead off to the sitting room having a feature fireplace and front aspect windows and further double glazed French doors leading on to a good size UPVC sun conservatory with pitched roof and electric blinds, wood flooring and further French doors leading on to the patio and garden. The kitchen has a range of fitted base units, pan drawers and wine rack, and further eye level units, space for appliances, fully tiled walls and flooring, enjoying a dual aspect with further door to side elevation and garden. There is then a good size dining room/snug enjoying a front aspect. Also on the ground floor there is a cloakroom with WC and separate shower room with corner shower cubicle, vanity unit and wash hand basin, chrome ladder heated towel rail and tiled walls and bedroom three enjoying a side aspect.

Stairs from the hallway lead to first floor landing where two good size double bedrooms can be found, the main bedroom having sloping ceilings with velux window and access to loft space with door leading off to an en suite bathroom and walk in wardrobe, the bathroom enjoying a paneled enclosed bath, wash hand basin, fully tiled walls, a large storage cupboard and further walk in wardrobe. Bedroom two also has sloping ceilings with velux window.

Additional features include UPVC double glazed windows and gas heating.

Outside. The property is situated on a corner plot, the front garden being laid to lawn with attractive flower, shrub and tree borders, tarmac driveway giving off road parking leading to the garage with electric up and over door, and further side shingle parking for a number of cars leading to double opening wooden gates where there is space for Camper van/Caravan and boat and two good size timber sheds. The rear garden has a patio area, the garden then being laid to lawn with tree, flower and shrub borders and high hedging, being enclosed by paneled fencing giving a good degree of seclusion.

Martindale Avenue is a popular residential cul de sac location approximately 2 miles from Wimborne town centre where there you will find shops, coffee shops, restaurants, public houses and the popular Tivoli theatre and is in catchment areas of reputable schools.

COUNCIL TAX BAND: D EPC RATING: D

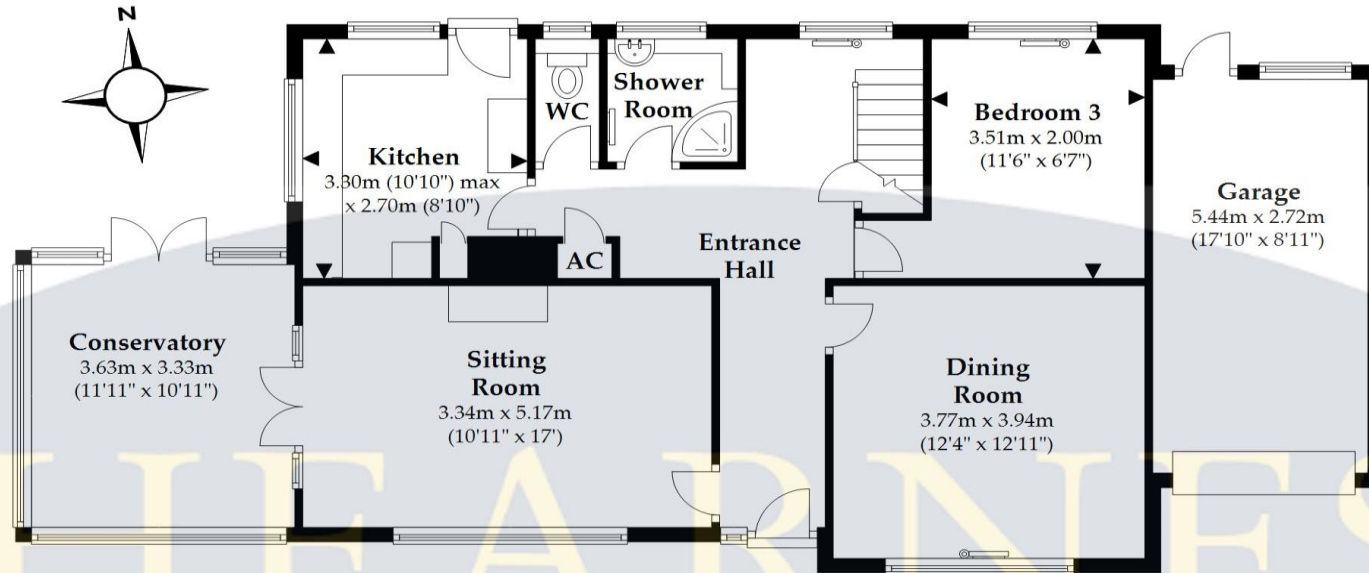
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Ground Floor

Approx. 101.7 sq. metres (1094.2 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.8 sq. feet)



LJT SURVEYING Total area: approx. 140.7 sq. metres (1515.0 sq. feet)

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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