

HEARNES

WHERE SERVICE COUNTS



Colehill
Dorset, BH21 2UW

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FREEHOLD PRICE: £475,000

A well-proportioned four bedroom, two bathroom detached family home including a garage and off-road parking set back from the road in a quiet cul-de-sac location within walking distance of Cannon Hill Plantation.

- Entrance hall with a high quality laminate flooring which flows through to the kitchen/ diner. The property has the benefit of Hive controlled central heating
- Kitchen/diner finished in a range of matt cream units with complementary worktops, double oven four ring gas hob, integrated dishwasher, space for washing machine and fridge freezer, double glazed French doors opening onto the patio
- Dual aspect sitting room with picture window overlooking the front garden
- Cloakroom with wash hand basin set in a vanity unit and WC
- Four bedrooms, three double bedrooms and one single currently used as a study
- Generous size twin aspect main bedroom with space for wardrobes and an en suite shower room with a corner shower cubicle wash hand basin set in to a vanity unit and WC
- Outside: The rear garden has been landscaped with a large patio area ideal for al fresco dining, lawn area and a range of mature trees, a pear tree and shrubs

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

COUNCIL TAX BAND: D EPC RATING: D

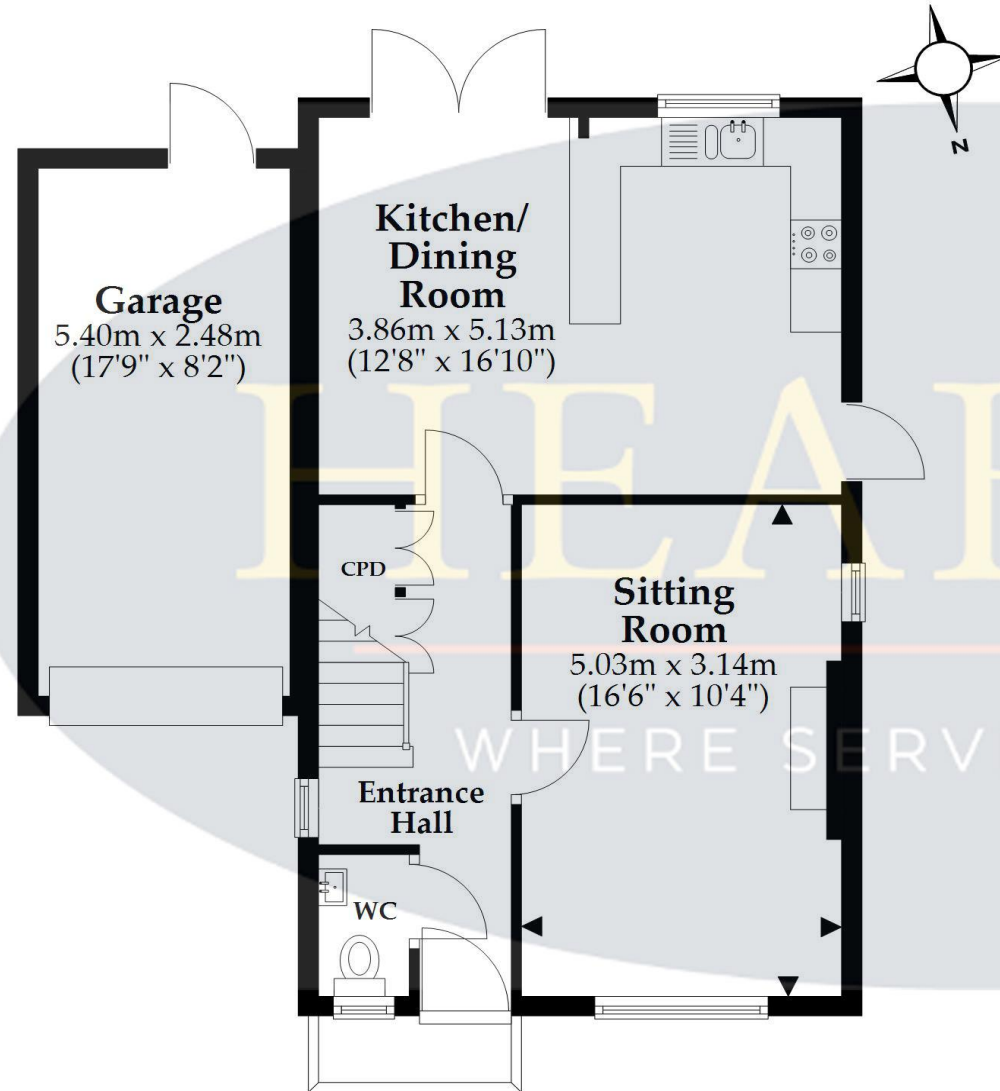
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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





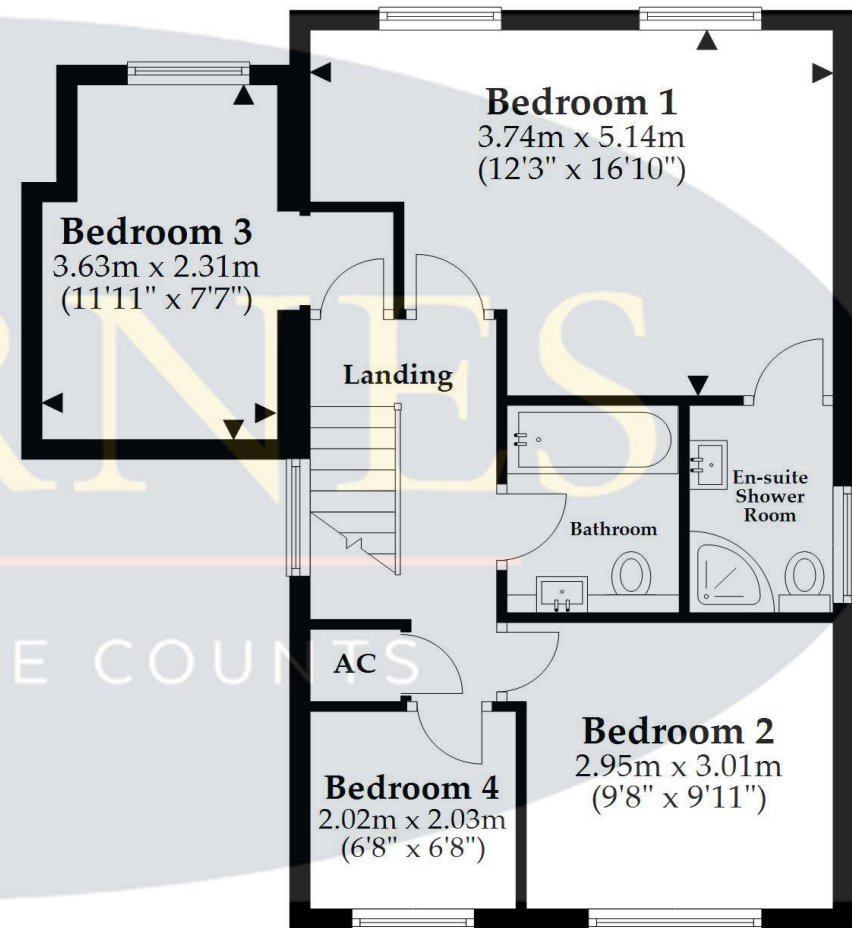
Ground Floor

Approx. 61.0 sq. metres (656.3 sq. feet)



First Floor

Approx. 55.3 sq. metres (595.6 sq. feet)



Total area: approx. 116.3 sq. metres (1251.9 sq. feet)

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



LJT SURVEYING





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