



HEARNES

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Colehill
Dorset, BH21 2LA

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FREEHOLD PRICE: £400,000

A deceptively spacious three double bedroom, two bathroom, two reception room semi-detached bungalow set on a generous size corner plot with landscaped garden and large range of mature trees and shrubs set in a quiet popular residential cul de sac location.

- Large reception hall with skylight window with dining area which is accessed through an archway with large picture window with front aspect
- Internal hallway with storage cupboard and loft access
- Kitchen finished in a range wood effect units with complementary worktops, Range cooker, dishwasher, fridge and larder cupboard
- Separate utility room with plumbing for washing machine and tumble dryer, sink and space for fridge and freezer, door to garden
- Sitting room with feature fireplace and double-glazed sliding patio doors opening onto the garden
- Sun conservatory with access to both front and rear gardens
- Three double bedrooms, one with en suite shower room including a corner shower cubicle, pedestal wash hand basin and WC, one with a large range of fitted wardrobes, dual aspect and sliding patio doors opening onto the side garden
- Family bathroom with shower over the bath and pedestal wash hand basin
- Separate cloakroom with wall mounted wash hand basin and WC
- Outside: Driveway and off road parking for several cars. Private rear landscaped garden with patios and lawn area, large range of trees and shrubs, garden shed and workshop

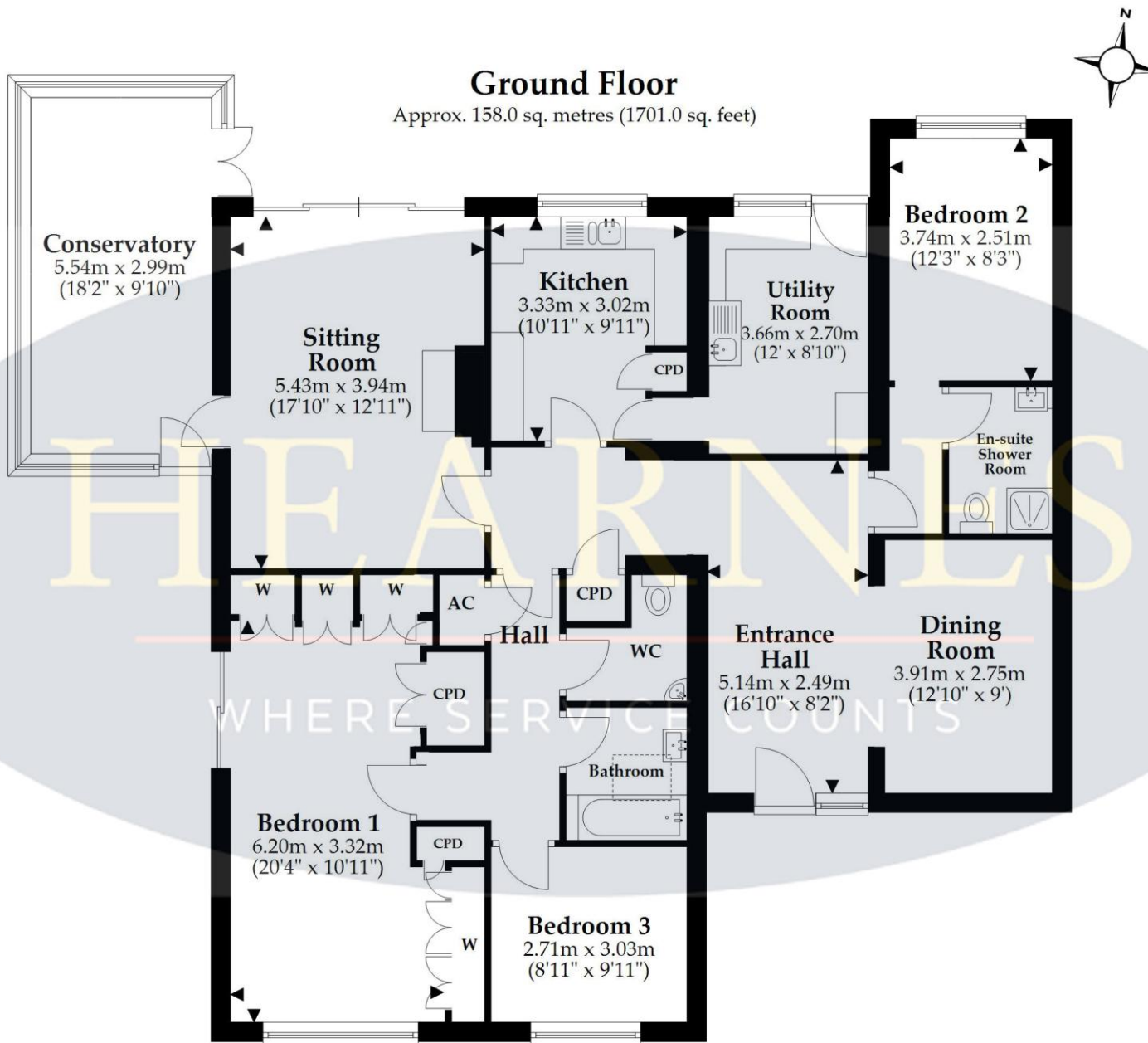
This sought after area of Colehill offers excellent schooling and local shops, parish church, library and hairdresser. The thriving town of Wimborne is approximately two miles away offering more extensive shopping and leisure facilities as well as numerous restaurants and public houses.

COUNCIL TAX BAND: D EPC RATING: D

AGENTS NOTES: The heating system, mains and appliances have not been tested by 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.







Total area: approx. 158.0 sq. metres (1701.0 sq. feet)

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







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