



# HEARNES

WHERE SERVICE COUNTS

Colehill  
Dorset, BH21 2JE



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## FREEHOLD PRICE: £500,000

A spacious and well presented four bedroom chalet style home offering versatile accommodation with sun conservatory, generous size driveway with ample parking, a tandem length storage garage and a secluded rear garden ideally located within easy reach of the town centre and local amenities.

- Large entrance hallway with cloaks cupboard and under stairs storage cupboard
- Spacious sitting room with feature stone fireplace with inset wood burner, double doors to sun conservatory with views overlooking rear garden
- Good size kitchen/breakfast room with range of base and eye level units and pan drawers with complementary worktops, space for appliances and table and chairs, dual aspect window and door to garden
- Two ground floor bedrooms with the main bedroom having built in wardrobes
- Ground floor modern bathroom with fully tiled walls and white three piece suite
- First floor landing with rear aspect window
- Two first floor bedrooms with built in wardrobes and Velux windows
- Shower room with corner shower cubicle, wash hand basin and WC
- Double glazing and gas heating
- Outside: Shingle driveway giving off road parking for numerous cars, pedestrian side access leading to tandem length storage garage. Rear garden with patio area and decking. The garden is then laid to lawn with an abundance of shrub and plant borders enjoying a good degree of privacy and seclusion

Hayes Lane is a popular residential location and is approximately 2 1/2 miles from Wimborne town centre where there are a number of shops, restaurants, public houses and the popular Tivoli Theatre.

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.

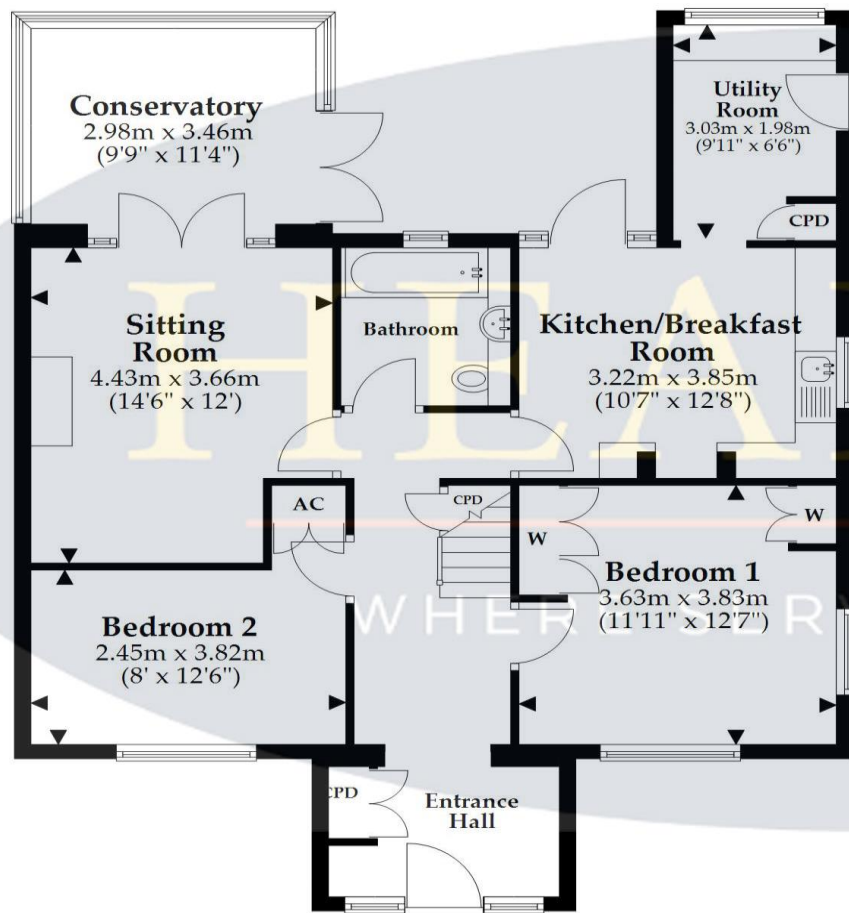




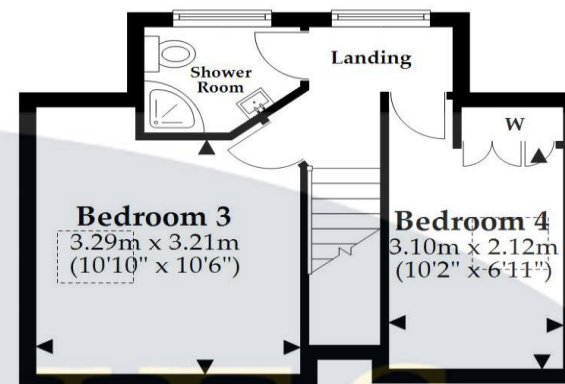




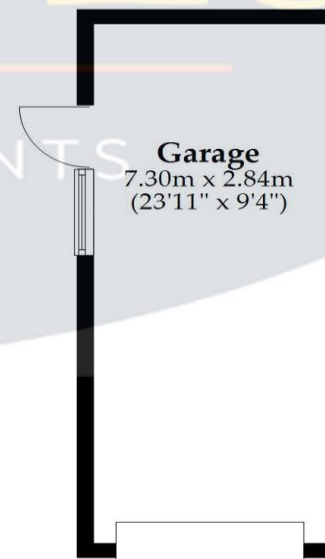
**Ground Floor**  
Approx. 90.9 sq. metres (978.3 sq. feet)



**First Floor**  
Approx. 27.7 sq. metres (297.7 sq. feet)



**Garage**  
Approx. 20.7 sq. metres (223.2 sq. feet)



Total area: approx. 139.3 sq. metres (1499.1 sq. feet)

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











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