

HEARNES

WHERE SERVICE COUNTS

Colehill
Dorset, BH21 2UW



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FREEHOLD PRICE: £450,000

A spacious modern detached family home offering four bedrooms, two reception rooms and a generous size conservatory situated in a sought after area of Colehill. The property benefits from off road parking and garage. An ideal home for families looking for space, comfort and a desirable location close to local amenities and well regarded schools.

- Composite front door leading to entrance hallway
- Cloakroom with wash hand basin, WC and ladder style heated towel rail
- Cosy sitting room with feature wood burner and front aspect window
- Separate dining room with patio door to sun conservatory
- Superb sun conservatory with pitched roof and French doors into garden
- Kitchen with range of base and eye level units, space for Range cooker and appliances with complementary worktops, side door and rear aspect window
- Main bedroom with en suite shower room
- Three further bedrooms
- Family bathroom with three piece suite
- Double glazing and gas heating
- Outside: Off road parking leading to garage. Rear garden with shingle and patio areas, shaped lawn, raised decking and summerhouse, side pedestrian gate enclosed by panel fencing

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 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.

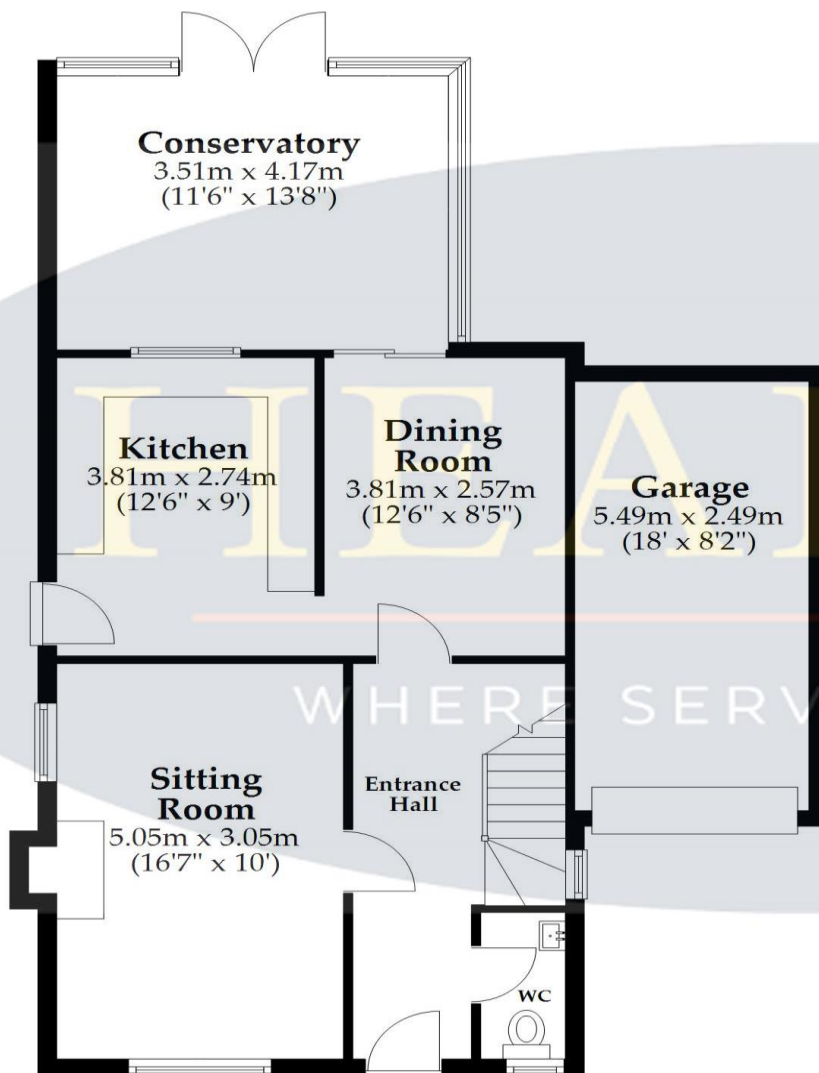




Note: Measurements were not taken
by LJT Surveying and we cannot
guarantee their accuracy.

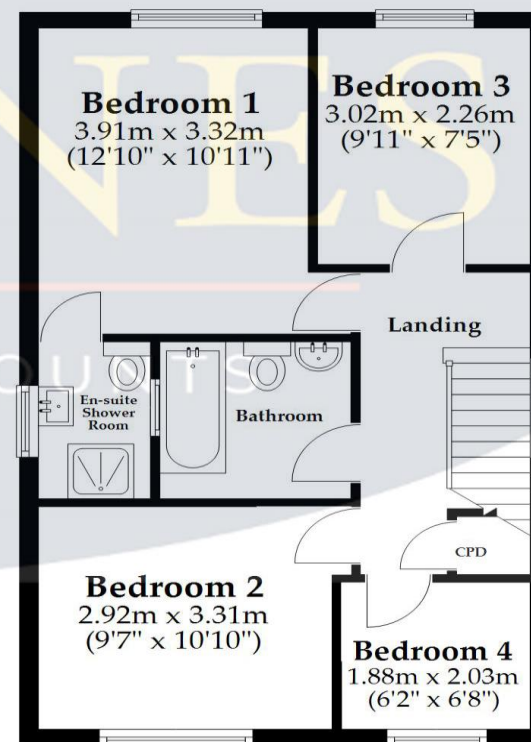
Ground Floor

Approx. 75.7 sq. metres (815.1 sq. feet)



First Floor

Approx. 47.0 sq. metres (506.3 sq. feet)



Total area: approx. 122.8 sq. metres (1321.4 sq. feet)

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







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