

# HEARNES

WHERE SERVICE COUNTS



Colehill  
Dorset, BH21 2JU



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## FREEHOLD PRICE: £450,000

A deceptively spacious, recently renovated three double bedroom detached bungalow set on a generous size plot with block paved drive offering ample parking, east facing garden located in a quiet cul-de-sac within easy reach of local amenities.

- Reception hall with storage cupboards and high quality Karndean flooring which flows through to the kitchen and sitting/dining room
- Kitchen finished in a range light grey units with complementary worktops, six pan drawers, two larder units and further storage cupboards, two Neff ovens, induction hob and extractor hood, integrated fridge, integrated dishwasher, freezer and space for washing machine
- Dual aspect sitting/dining room with feature wall and double glazed French doors to patio
- Bathroom with double ended bath and shower over, wall mounted wash hand basin set in a vanity unit, WC, heated towel rail and tiled floor
- Three double bedrooms all with space for free standing wardrobes, two with garden views
- Outside: Rear garden with patio ideal for al fresco dining and two sheds. The property is set back from the road with ample parking and converted garage (now providing storage) with an electric roller door

Dales Close is a popular residential location and is approximately three 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: C

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.

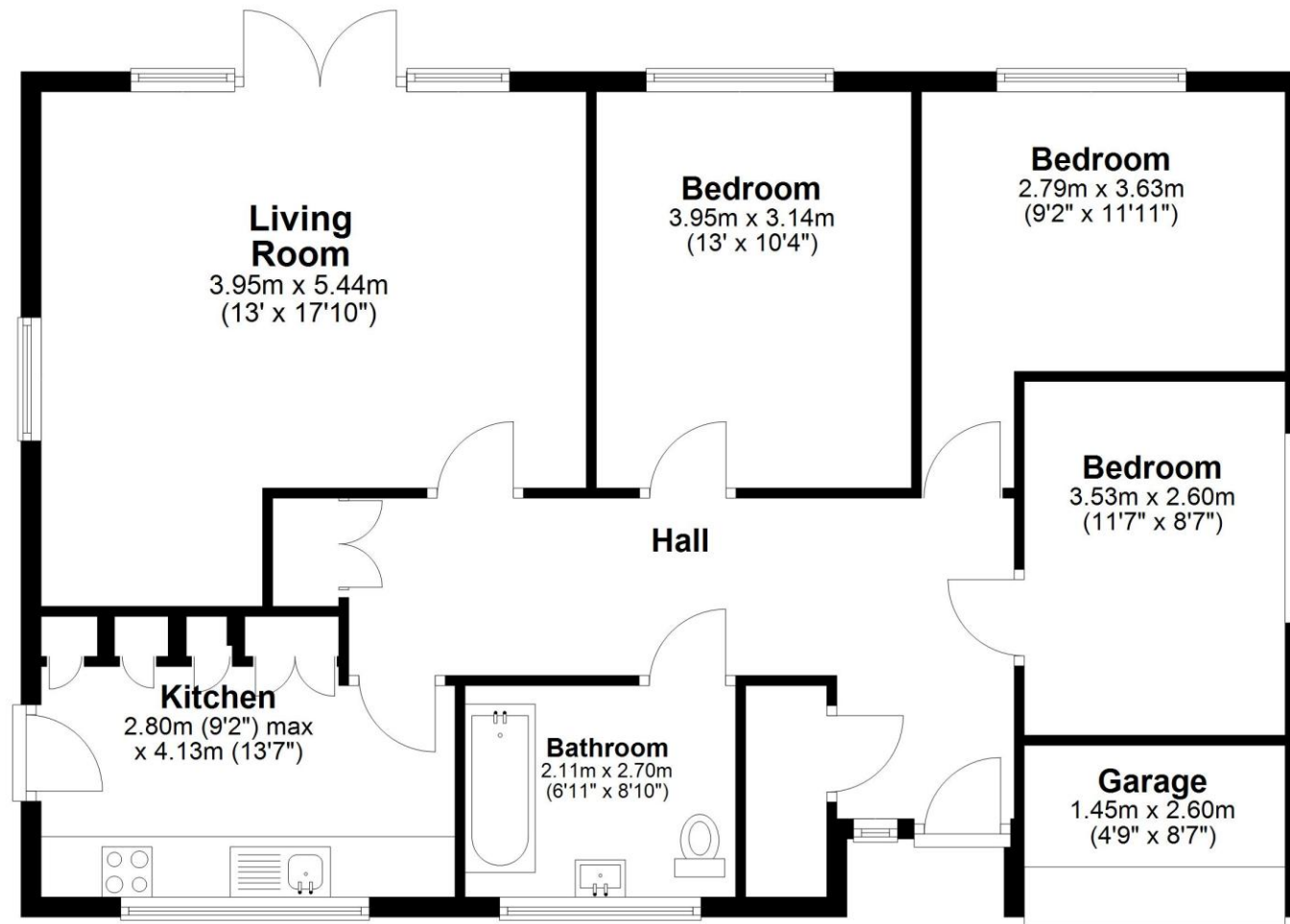






## Ground Floor

Approx. 98.0 sq. metres (1055.2 sq. feet)



Total area: approx. 98.0 sq. metres (1055.2 sq. feet)









[www.hearnes.com](http://www.hearnes.com)

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