

HEARNES

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**Colehill
Dorset, BH21 2SR**

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FREEHOLD GUIDE PRICE: £450,000

A well presented and spacious three bedroom detached bungalow situated on a good size plot with off road parking and garage in a sought after cul de sac location. NO FORWARD CHAIN.

- Entrance storm porch leading to spacious entrance hallway with rear aspect window overlooking garden
- Cloakroom with modern WC and wash hand basin with tiled splashback
- Spacious sitting room with feature fireplace and inset gas fire
- Good size kitchen with range of base and eye level units and pan drawers, complementary worktops, inset hob and oven with extractor fan over, freestanding washing machine and fridge freezer, built in cupboard housing gas boiler, dual aspect with door to garden
- Three steps from sitting room to inner hallway with built in storage cupboard and doors off to two bedrooms
- Large main bedroom with built in wardrobe
- Bedroom two with dual aspect
- Shower room with corner shower cubicle, vanity unit with wash hand basin, WC, fully tiled walls and ladder style heated towel rail
- Bedroom three (off main hallway) with vanity unit and wash hand basin, rear aspect window
- Double glazing and gas heating
- Outside: Tarmac driveway leads to garage and off road parking. The front garden has lawn area with flower, shrub and tree borders. Side access with gate leads to rear garden with patio area, good size lawn and an abundance of mature shrub, flower and tree borders enclosed by panel fencing and garden shed

Park Homer Drive is a popular quiet residential cul de sac location just a short drive from the town centre where there are coffee shops, restaurants and the popular Art Deco Tivoli theatre and within catchment of reputable local schools. Colehill has local amenities, a cricket ground and country pubs with good access to the A31 and routes to London.

COUNCIL TAX BAND: E EPC RATING: D

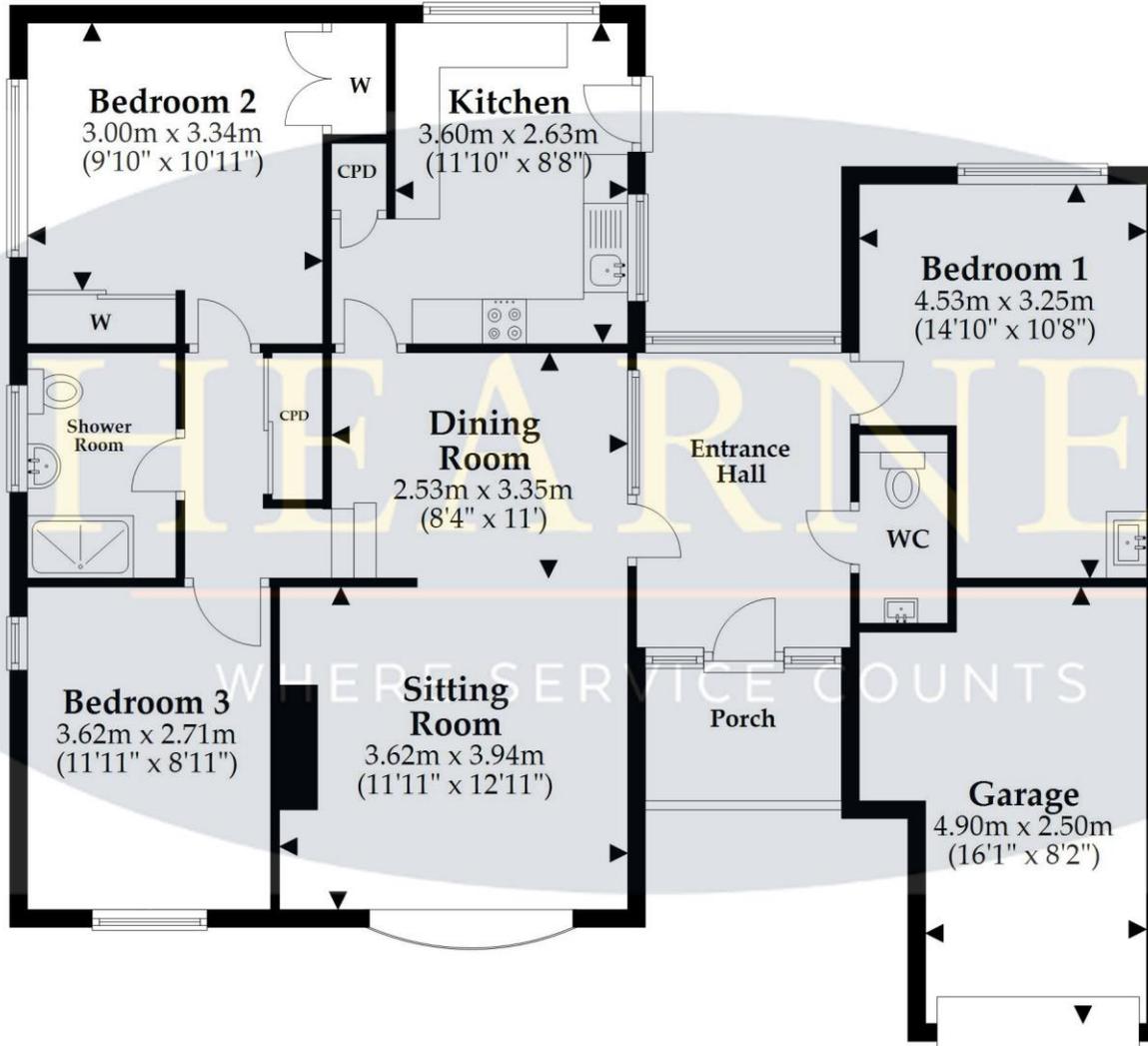
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Ground Floor

Approx. 105.2 sq. metres (1132.7 sq. feet)



Total area: approx. 105.2 sq. metres (1132.7 sq. feet)

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







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