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**Colehill  
Dorset, BH21 2NP**

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## FREEHOLD PRICE: £570,000

A deceptively spacious and well-presented chalet home offering four bedrooms with a modern kitchen/breakfast room and bathrooms, ample off-road parking and an oversized garage, situated on a good size plot in a desirable location. NO FORWARD CHAIN.

- Spacious entrance hallway with cloaks and storage cupboard, Parquet flooring throughout the hallway and sitting room with French doors leading to garden
- Cloakroom/shower room with corner shower cubicle, wash hand basin and WC, ladder style heated towel rail and fully tiled walls
- Spacious sitting room enjoying a dual aspect
- Large kitchen/breakfast room with range of base and eye level units with complementary worktops, integrated dishwasher and breakfast bar, space for appliances, extractor fan, tiled flooring, rear aspect window and French doors to garden and patio
- Three good size ground floor bedrooms
- Modern shower room with double shower cubicle, vanity unit with wash hand basin and WC, ladder style heated towel rail, further cupboard with display shelving and fully tiled walls
- Integral oversized garage housing wall mounted boiler
- First floor main bedroom enjoying a dual aspect with large modern en suite shower room with adjoining walk in dressing room with access to loft space
- Double glazing and gas heating
- Outside: a shingle driveway giving ample off-road parking leading to garage with brick parva pathways. The gardens are laid to lawn with flower, shrub and tree borders. Patio area ideal for alfresco dining with summerhouse and shed, situated on a good size plot

This sought after area of Colehill offers excellent schooling and local shops, parish church, library, hairdresser and within easy reach to lovely walks into Colehill Plantation. 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.

EPC RATING: C COUNCIL TAX BAND: E

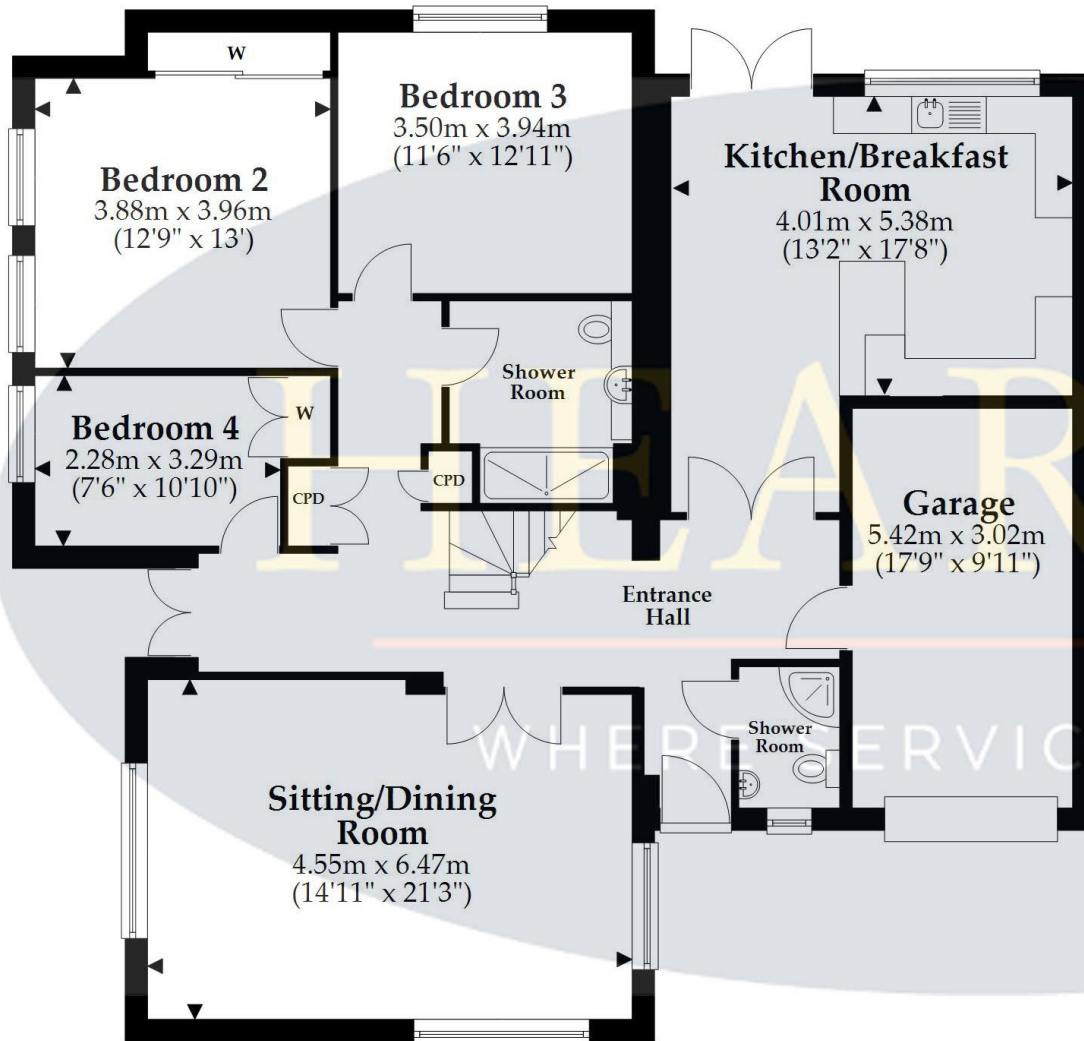
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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.





## Ground Floor

Approx. 150.1 sq. metres (1615.7 sq. feet)



## First Floor

Approx. 42.8 sq. metres (460.7 sq. feet)



Total area: approx. 192.9 sq. metres (2076.4 sq. feet)

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



**LJT SURVEYING**





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