

# HEARNES

WHERE SERVICE COUNTS



**Colehill**  
**Dorset, BH21 2LE**

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## FREEHOLD PRICE: £499,950

Well-presented spacious two double bedroom, two reception room, two bathroom detached bungalow set on a generous size plot with garage and off road parking for several cars set on a private drive in a quiet, popular location in Colehill.

- Large entrance porch with feature arched window
- Generous size entrance hall with loft access which is partially boarded with light and power
- Good size kitchen/diner with part tiled floor and range of oak units with complementary worktops, double oven and integrated microwave, dishwasher, fridge freezer, induction hob and extractor hood, double-glazed door opening onto side garden
- Sitting room with feature arch opening into the kitchen/diner, fireplace and large picture window overlooking garden
- Garden room with feature arched window and double-glazed archway doors opening into the garden
- Spacious main bedroom with twin double-glazed windows giving a light and airy feel, fitted wardrobes and en suite shower room with large walk-in shower, pedestal wash hand basin and low level flush WC
- Bedroom two has large bay window overlooking the private road, fitted wardrobes and also an en suite shower room with shower, pedestal wash hand basin and WC
- Landscaped garden that sweeps around the property with extensive range of trees and shrubs. Shed with lighting, power and heating

The market town of Wimborne is approximately two miles distant and has an excellent range of shops and restaurants plus the Tivoli theatre and churches of most denominations. There are good schools in both the private and public sector. The coastal resorts of Bournemouth and Poole are both nearby.

COUNCIL TAX BAND: E EPC RATING: C

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes 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.

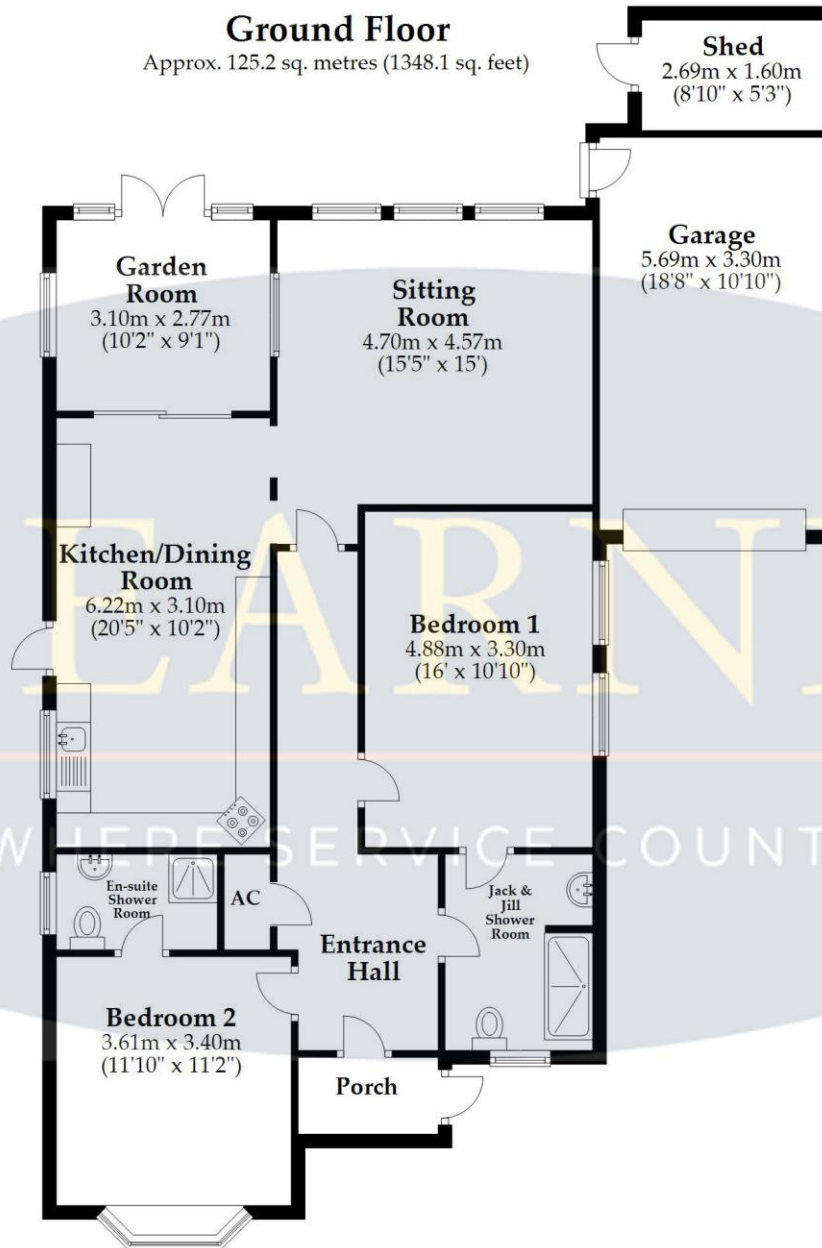




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

## Ground Floor

Approx. 125.2 sq. metres (1348.1 sq. feet)



Total area: approx. 125.2 sq. metres (1348.1 sq. feet)

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







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