



Colehill
Dorset, BH21 2NE

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FREEHOLD PRICE £450,000

A spacious and versatile three/four bedroom detached chalet bungalow situated on a good size plot with ample off road parking and garage/workshop. Vendor suited.

- Large entrance hall/porch
- Good size sitting room with open fire
- Separate family room enjoying a front aspect overlooking the garden
- Dining room/bedroom four with patio door to rear garden
- Spacious kitchen/breakfast room with base and eye level units and space for appliances
- Utility room with door to garden
- Three good size first floor bedrooms with additional study
- Master bedroom with built in wardrobes
- Shower room with corner shower unit
- Downstairs bathroom with white modern suite
- Double glazing and gas heating
- Good size front garden with tarmac driveway giving off road parking for numerous cars
- Large mature rear garden with patio, lawn area and abundance of flower, tree and shrub borders with ornamental fish pond
- Oversize detached garage/workshop with additional garden shed

Sandy Lane is a popular location and is approximately 2 miles from Wimborne town centre where there are a number of shops, restaurants, public houses and the popular Tivoli Theatre.

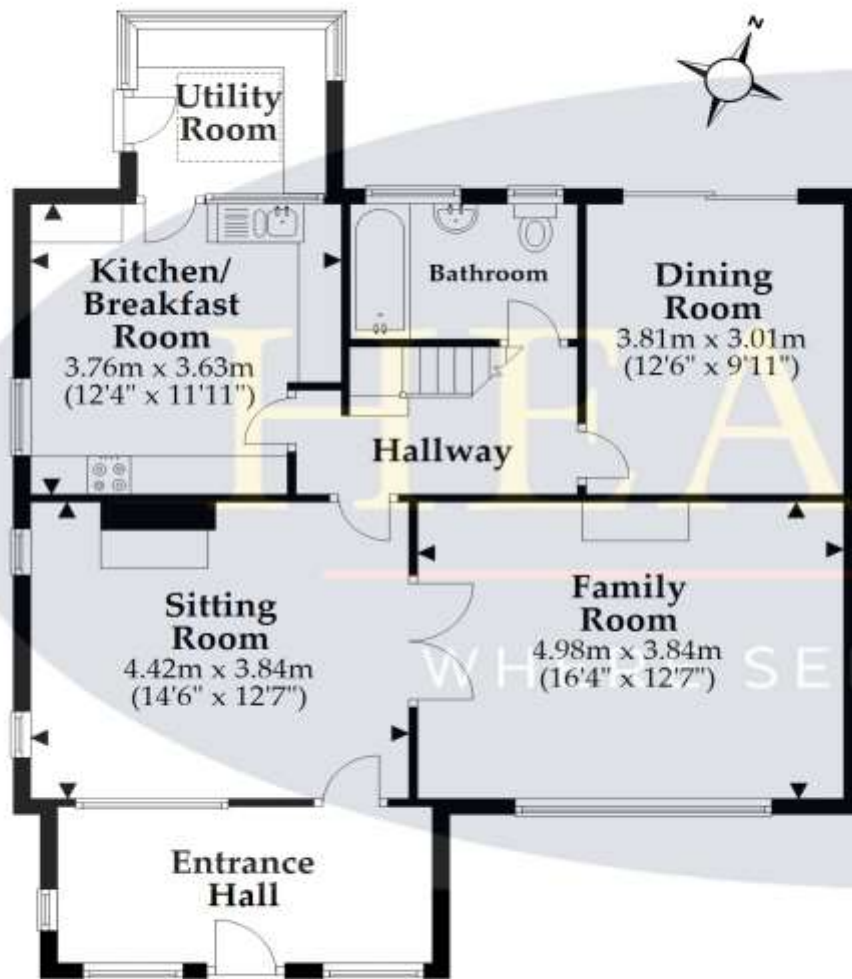
EPC RATING: E

AGENTS NOTE: 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.



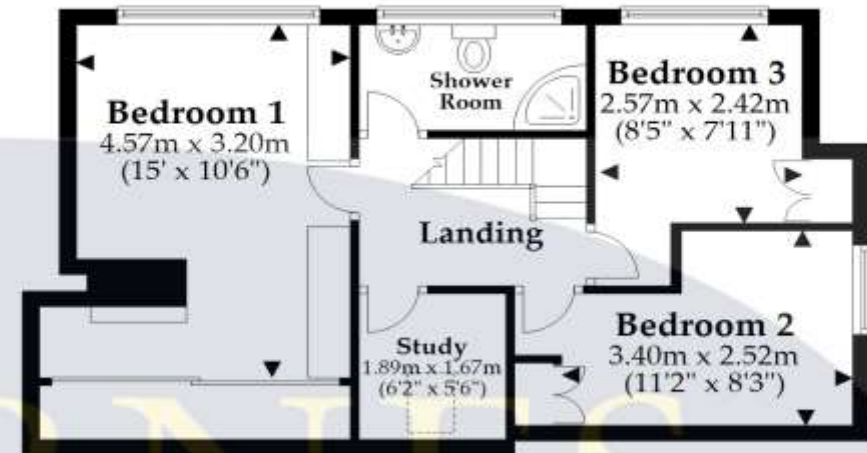
Ground Floor

Approx. 87.6 sq. metres (942.5 sq. feet)



First Floor

Approx. 47.4 sq. metres (509.9 sq. feet)



Outbuilding

Approx. 20.9 sq. metres (224.6 sq. feet)



Total area: approx. 155.8 sq. metres (1677.0 sq. feet)

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



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