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WHERE SERVICE COUNTS

**Colehill**  
**Dorset, BH21 2LH**



# Colehill, Dorset, BH21 2LH

## FREEHOLD PRICE £375,000

A deceptively spacious four bedroom, three bathroom detached family home with off road parking and tandem length garage in need of some updating situated in a quiet cul de sac location with no forward chain.

- Entrance hallway with downstairs shower room
- Spacious sitting/dining room with dual aspect and patio door to conservatory
- Sun conservatory leading to garden
- Open plan kitchen with space for appliances with window and door leading to garden
- Master bedroom with en suite bathroom
- Additional downstairs bedroom four/hobbies room
- Two good size first floor bedrooms
- Separate family bathroom
- Double glazing and gas heating
- Rear garden with patio, flat lawn area and ornamental fishpond
- Off road parking and tandem length garage with electric door
- Cul de sac location
- No forward chain

This sought after area of Colehill offers excellent schooling and local shops, parish church, library and hairdresser. The thriving town of Wimborne is approximately two and a half miles away offering more extensive shopping and leisure facilities as well as numerous restaurants and public houses.

### 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.



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



**Total Floor Area: approx 134.0 sq.metres (1443 sq. feet)**

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



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