



Colehill
Dorset, BH21 2JP

Colehill, Dorset, BH21 2JP

FREEHOLD PRICE: £600,000

A deceptively spacious detached family home offering four bedrooms and two bathrooms as well as a large open plan sitting room/dining room, modern kitchen and separate utility room situated in a popular location with ample off road parking and garage.

- Entrance porch leading to entrance hallway with cloakroom and under stairs storage cupboard
- Spacious sitting room with front aspect and square arch to large dining area with two French doors leading to patio and garden
- Modern kitchen with range of base units, pan drawer and cupboards, complimentary worktops with inset induction hob and extractor fan over, adjacent double oven and space for dishwasher
- Separate large utility room with base and eye level units, worktop and sink, space for washing machine and fridge freezer, wall mounted boiler and door to the front of the property
- Four good size bedrooms
- Main bedroom with large en suite bathroom with bath, separate shower cubicle, twin sinks and WC, ladder style towel rail and fully tiled walls
- Separate shower room and WC
- Double glazing and gas heating
- Outside: Tarmac driveway gives ample off road parking with double gates leading to detached garage. Enclosed rear garden is of a good size with large patio area and lawn with flower and shrub borders and to the rear a number of fruit trees. To one side an ornamental pond, shed and wood store can be found

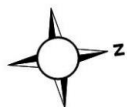
This sought after area of Colehill offers excellent schooling and local shops, parish church, library and hairdresser. The thriving town of Wimborne is approximately three miles away offering more extensive shopping and leisure facilities as well as numerous restaurants and public houses.

COUNCIL TAX BAND: E EPC RATING: C

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

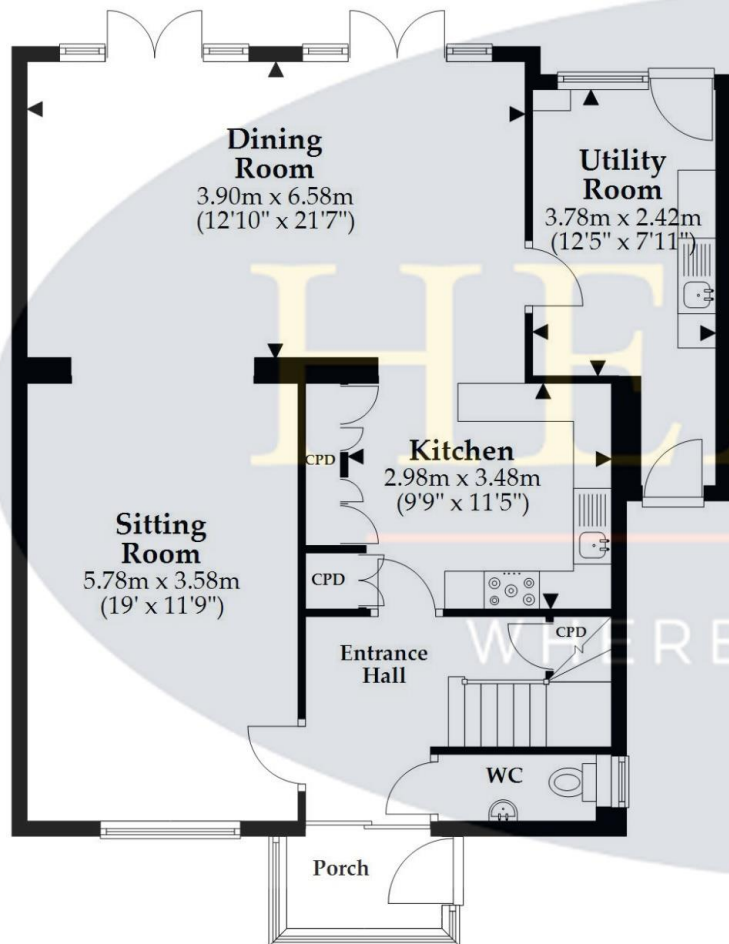






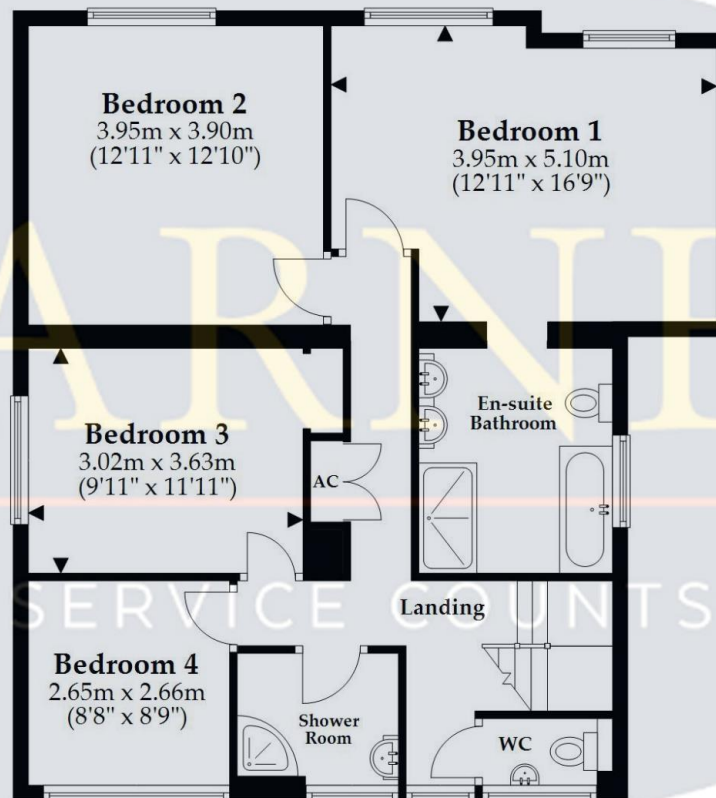
Ground Floor

Approx. 87.1 sq. metres (938.0 sq. feet)



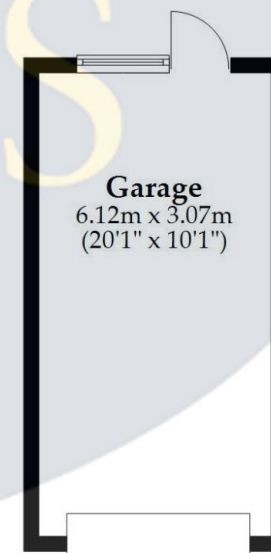
First Floor

Approx. 82.1 sq. metres (884.0 sq. feet)



Garage

Approx. 18.8 sq. metres (202.2 sq. feet)



Total area: approx. 188.1 sq. metres (2024.2 sq. feet)

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



LJT SURVEYING





HEARNES

WHERE SERVICE COUNTS

www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD