



Colehill
Dorset, BH21 2HX

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FREEHOLD PRICE: £450,000

A spacious three bedroom detached family home with good size sitting/dining room and modern fitted kitchen and shower room situated in a cul de sac location on a corner plot. NO FORWARD CHAIN.

- Enclosed entrance porch
- Spacious entrance hallway with under stairs storage cupboard and modern cloakroom with WC and vanity unit with wash hand basin
- Generous size sitting/dining room enjoying a dual aspect with patio door to garden
- Kitchen with range of base and eye level units and complementary worktops, inset gas hob and built in oven and grill, integrated slimline dishwasher, free standing washing machine and fridge freezer, airing cupboard housing hot water tank, rear aspect window and side door to garden
- Three good size bedrooms, main bedroom benefitting from built in wardrobes
- Shower room with over size shower cubicle, vanity unit with wash hand basin, WC vanity unit and part tiled walls
- Double glazing and gas heating
- Outside: The property is situated on a corner plot with tarmac driveway leading to garage. The front garden has a lawn area with an abundance of mature flower, trees and shrubs A paved pathway leads to the side garden with summerhouse, greenhouse, shed and raised flower beds and to the rear a large patio area with ornamental fishpond. The garden is enclosed by panel fencing

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.

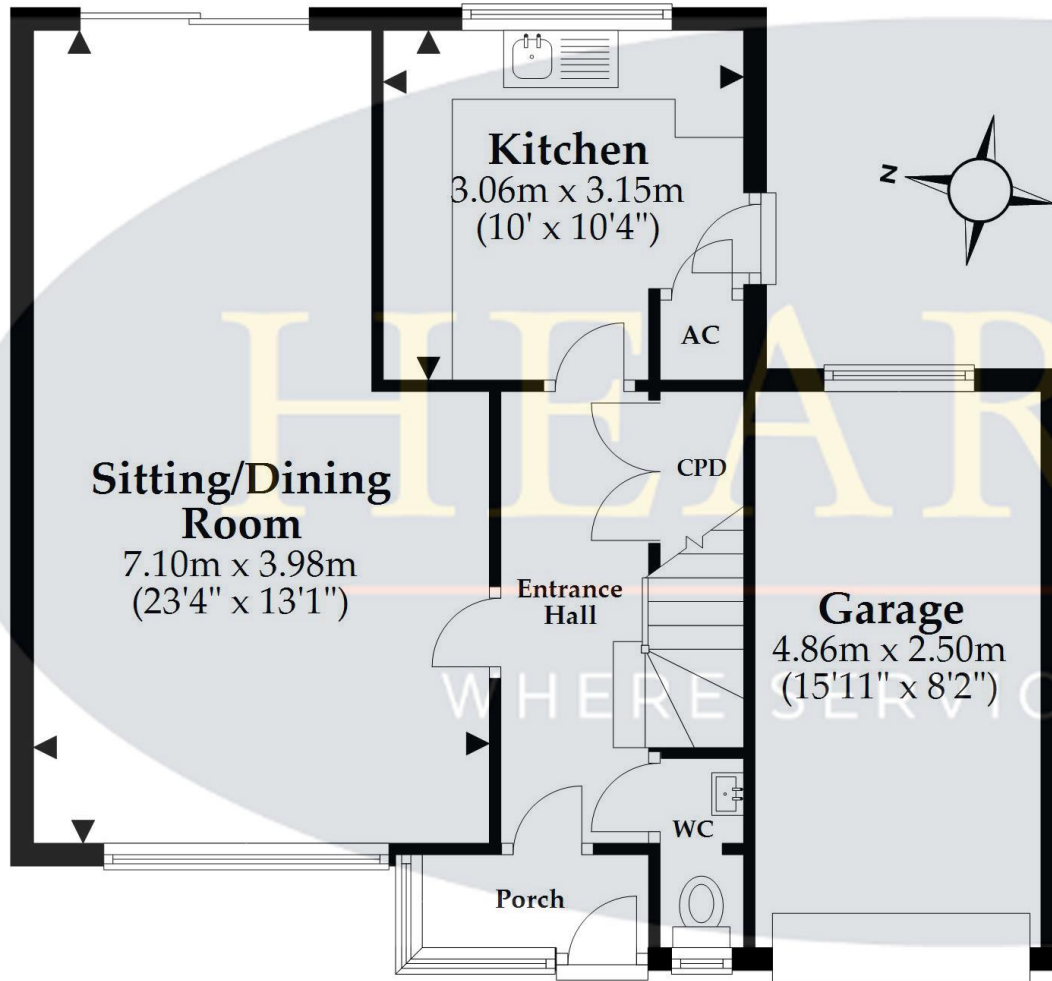
COUNCIL TAX BAND: D EPC RATING: D

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.



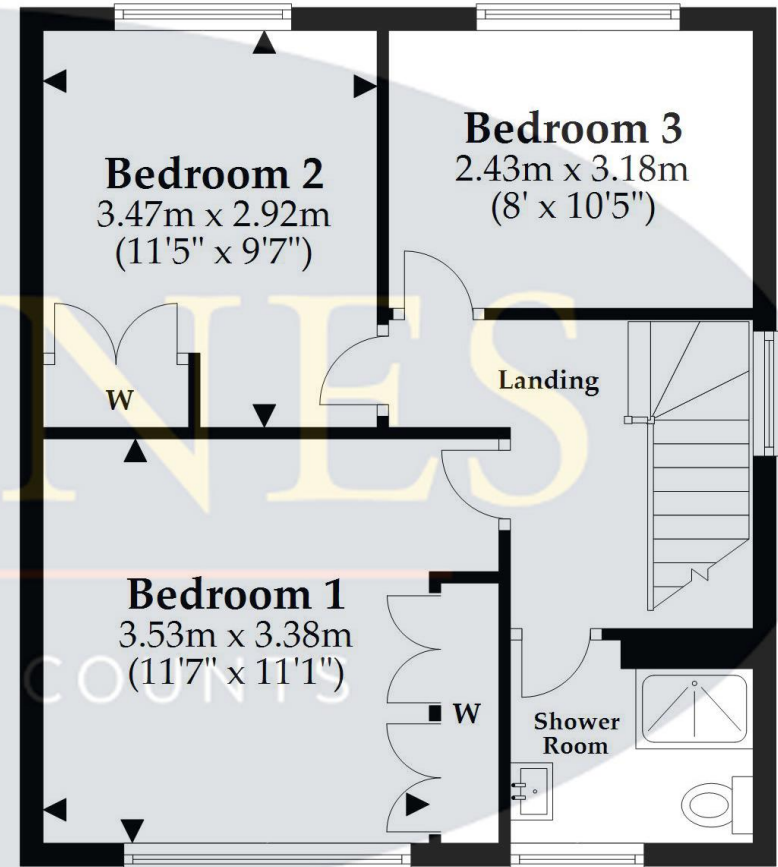
Ground Floor

Approx. 59.2 sq. metres (637.3 sq. feet)



First Floor

Approx. 44.0 sq. metres (474.0 sq. feet)



Total area: approx. 103.2 sq. metres (1111.3 sq. feet)

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



