



**Colehill, Wimborne
Dorset, BH21 7BW**

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FREEHOLD PRICE £499,000

This is an excellent opportunity to purchase a spacious detached bungalow situated in a private close of just four dwellings and located in a delightful semi rural position with views across nearby 'green belt' countryside. The property is a little under two miles from Wimborne town centre with its variety of amenities. Locally within Colehill there are a variety of shops, first and middle schools together with a parish church.

The bungalow was built approximately thirty two years ago and has undergone considerable improvement in recent years by the present owner.

An enclosed entrance porch with pair of upvc double glazed doors gives access to the spacious hallway off of which is a fully tiled shower room with curved glass shower cabinet. Double doors lead to sitting room with Adam style fireplace with inset coal effect gas fire and patio doors to the rear garden. There is then an archway to the double aspect dining room. The kitchen was refurbished three years ago and has an ample run of working surfaces together with an extensive range of deep pan drawers. Separate utility room with upvc double glazed stable type back door. There are four bedrooms, three of which are double whilst the fourth is of a good size and is ideal for a study. The family bathroom has part tiled walls and a contemporary white suite.

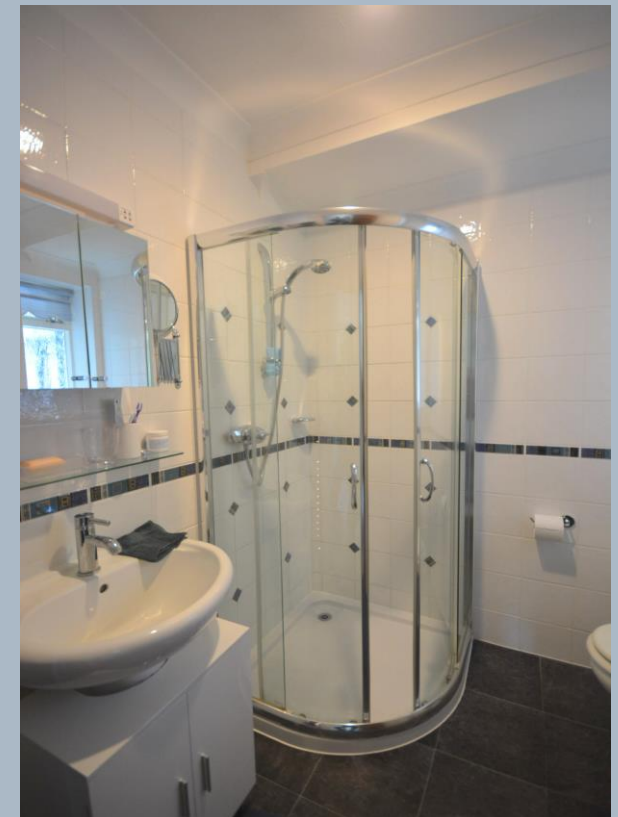
At the front a tarmac driveway and parking area gives access to the attached garage with up and over door.

Energy efficiency is an important feature of this property. The bungalow has gas fired central heating with a modern Worcester boiler. Solar panels assist the hot water and PV solar panels provide electricity for the national grid. Overall the present owners annual energy consumption is paid for by the amount they receive for their electricity input to the grid. In addition the doors and windows are upvc framed double glazed plus deep loft insulation.

The garden is also a feature of the property having been landscaped and studded with a wealth of shrubs and plants.

COUNCIL TAX BAND: E **EPC RATING:**

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.





"DoubleClick Insert FloorPlan"





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