



HEARNES
WHERE SERVICE COUNTS

Colehill
Dorset, BH21 2UP

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FREEHOLD PRICE: £550,000

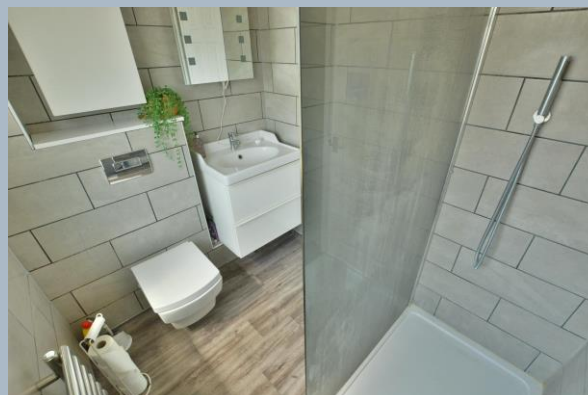
A spacious four bedroom, three reception room detached family home with modern kitchen/breakfast room, separate utility room and modern bathroom and separate shower room in a sought after location adjoining Cannon Hill Plantation.

- Entrance porch with cloaks cupboard and cloakroom with wash hand basin and WC
- Open plan dining room central to living space
- Good size sitting room with feature fireplace with inset wood burner
- Large study and sun conservatory
- Modern kitchen/breakfast room with range of base and eye level units with wooden worktops, inset five ring gas hob with adjacent oven and micro/combi and warming drawer, integrated fridge/freezer and dishwasher, breakfast bar and space for table and chairs, feature tiling
- Separate utility room with sink, base and eye level cupboards and complementary worktops, space for washing machine, front aspect window and door to the front of the property
- Four good size bedrooms
- Modern bathroom with three piece suite, heated ladder style towel rail and fully tiled walls
- Separate modern shower room with heated ladder style towel rail and fully tiled walls
- Double glazing and gas heating
- Outside: The front garden is elevated from the kerb and is laid to lawn. A driveway leads down one side of the property giving off road parking leading to detached garage. The rear garden is tiered with patio area ideal for al fresco dining. The garden then has a lawn area with flower and shrub borders and garden shed. To one side there is a gate giving access to Cannon Hill Plantation

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

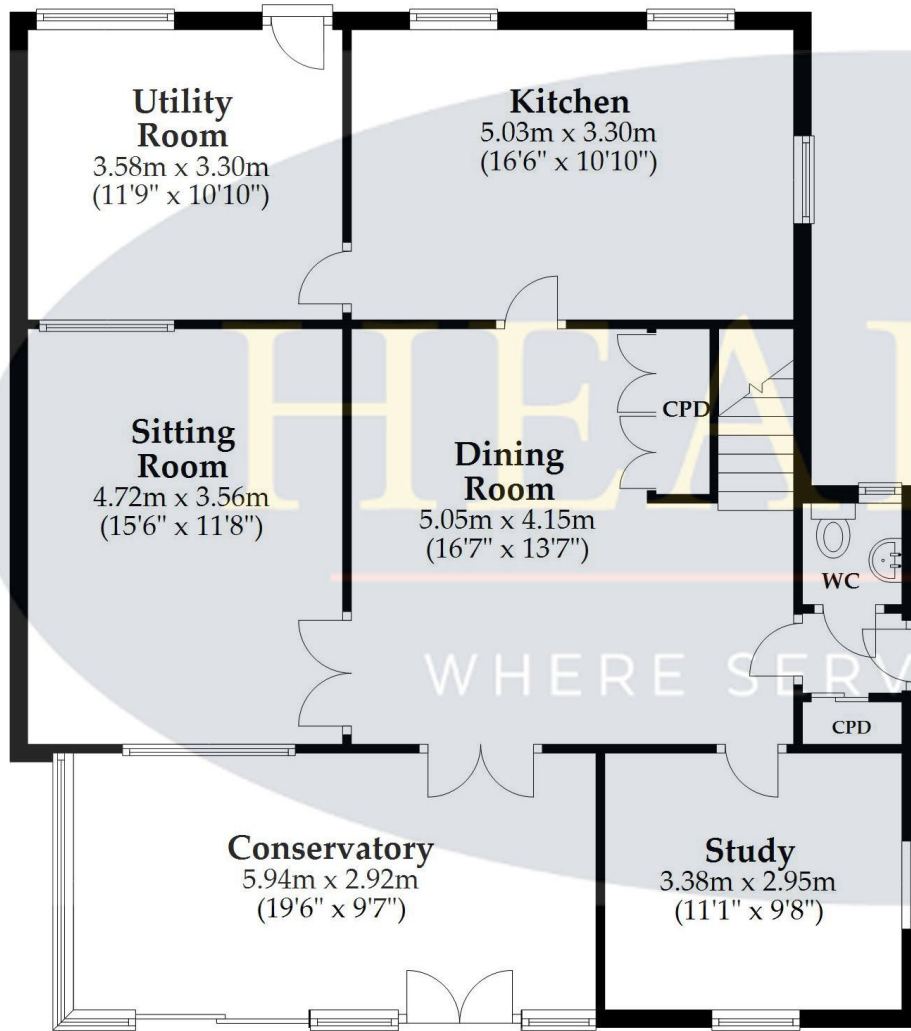
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



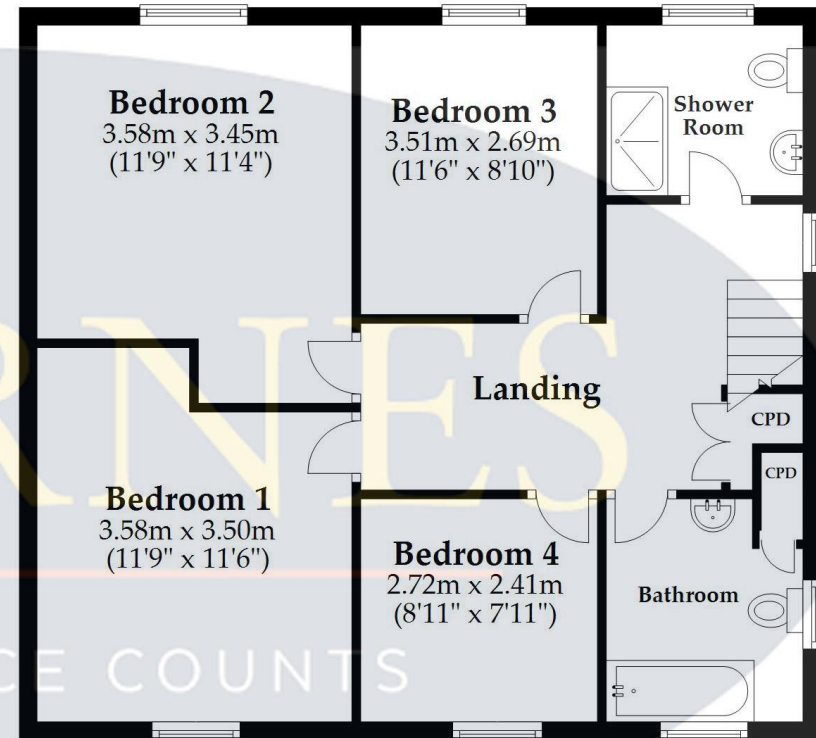


Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Ground Floor



First Floor



Total Floor Area: approx. 164 sq. metres (1776 sq. feet)

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







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