



1 COLT CLOSE, COLEHILL, WIMBORNE, DORSET, BH21 2TY
£370,000 FREEHOLD

A MODERN, VERY WELL PRESENTED 3 BEDROOM END-OF-TERRACE HOME, TUCKED AWAY IN A LOVELY, MATURE AND QUIET CUL-DE-SAC. THE PROPERTY LIES WITHIN A SOUGHT-AFTER AREA OF COLEHILL, OFFERING GENEROUS OFF-ROAD PARKING, ATTACHED GARAGE AND SIDE ACCESS TO A SUNNY ASPECT REAR GARDEN.

SUMMARY:

The property features a nicely presented front garden leading up to a storm porch, as well as side access along the left-hand side of the house to the rear garden.

AT A GLANCE

- Garage and off road parking
- Close to Cannon Hill Plantation
- Kitchen/dining room
- Utility room
- Beautifully presented



DESCRIPTION:

The entrance hall includes plenty of space for coats and shoes. Laminate flooring runs continuously throughout the entire ground floor. The open-plan layout on the ground floor begins with a seating area set under the window, which overlooks the front garden. This then leads into the main lounge area, which continues to a dining area with double doors opening to the patio and rear garden. The U-shaped kitchen was fitted in 2024 and features a fitted Bosch oven and four-ring hob with a Caple extractor above. A water softener is installed beneath the sink. Two doors matching the kitchen units lead to a large under-stairs cupboard and a door giving access to the utility area. This utility area has further built-in storage and space for a fridge, freezer, dishwasher, washing machine, and tumble dryer. It also has an external door leading to the side of the property.

The first floor comprises a bright landing with a bathroom that was refitted in 2023. This bathroom includes a bath with a large raindrop shower head and an additional handheld shower head, fully tiled walls, a towel radiator, sink, and a mirrored cabinet.



Bedroom one is a large double room with a run of fitted wardrobes equivalent to three double wardrobes, along with drawer units fitted in two sections. The window offers a view over the front garden. Bedroom two is also a double room, overlooking the rear garden. Bedroom three is a decent-sized single room that houses the boiler in the over-stairs cupboard. The boiler was replaced in 2023 with a combi boiler, allowing the hot water tank to be removed. This room has a window facing the front. The loft is well insulated, fitted with light, and has been boarded.



The side access is a useful space connected to the front garden via a wooden 6ft side gate and runs the length of the house. This is currently used to store bins and sporting leisure equipment. In the garden, you'll find a water tap, and the patio area consists of two sections: one immediately outside the kitchen and dining room and a lower section that leads towards the side area. Another step down leads to a lawn area enclosed by six-foot-high blue wooden panel fencing on two sides and a red brick wall on another. In the far corner, there is a wooden shed. The layout of this development affords a considerable degree of privacy. The integrated garage features an electric up-and-over door, along with power and lighting, and includes a substantial amount of racking and storage. The property also has an EV charging point.



LOCATION:

Colehill offers first and middle schools, a church, a library, local shops including a Co-Op/post office, and scenic walks in Cannon Hill Plantation. Bus services connect to the market town of Wimborne Minster (approximately 2 miles) with its busy shopping centre and wide range of amenities, and to the coastal town of Bournemouth which has a mainline rail link to London Waterloo.



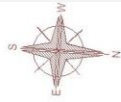
COUNCIL TAX:

Band C

DIRECTIONS:

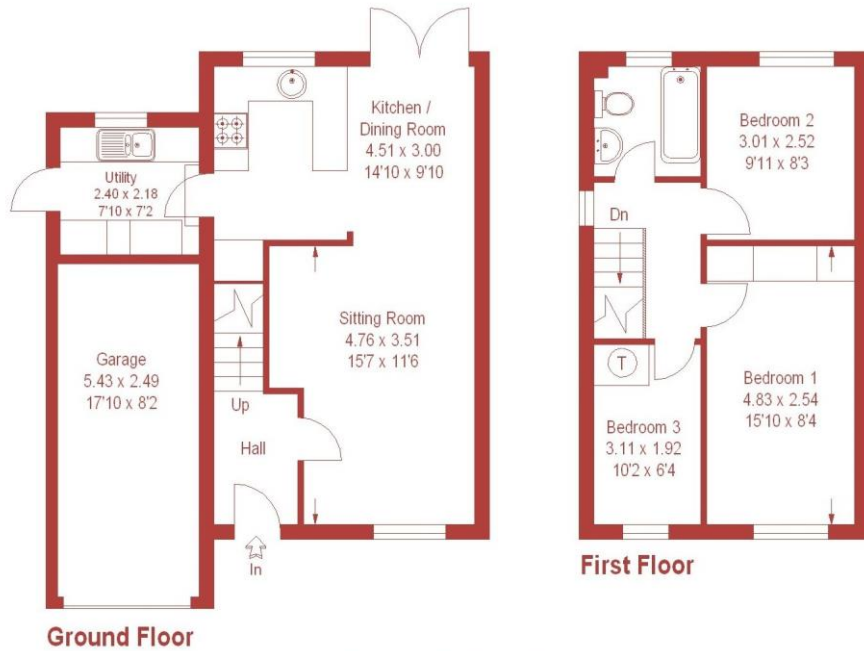
From the Canford Bottom junction, proceed up Canford Bottom to Colehill. Take the third turning on the right into Bridle Way. Turn first left into Canford View Drive and Colt Close is the second turning on the right. The property can be found on the left hand side.





1 Colt Close, Colehill

Approximate Gross Internal Area :- 93 sq m / 1005 sq ft



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This illustration is for identification purposes only. Measured & drawn in accordance with RICS / PMA guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions based upon them.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	82 B
39-54	E		
21-38	F		
1-20	G		

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