



7 HOUNDS WAY, COLEHILL, WIMBORNE, DORSET, BH21 2LD
£400,000 FREEHOLD

A WELL PRESENTED 3 BEDROOM DETACHED BUNGALOW WITH A GARAGE, OFF ROAD PARKING AND WRAP- AROUND GARDENS, IN A QUIET RESIDENTIAL ROAD.

SUMMARY:

The property has been well maintained, and benefits from gas central heating, UPVC double glazing, a modern wet room and kitchen, and a separate utility room.

An entrance porch leads to a central reception hall with woodblock flooring, an airing cupboard, and access (via retractable ladder) to a partly boarded loft with a fitted light. The dual aspect living room has a tiled open fireplace and an electric blind to one of the windows.

AT A GLANCE

- 3 bedrooms
- Modern kitchen and wet room
- Dual aspect living room with open fire
- Utility room
- Garage, driveway & wrap-around gardens



DESCRIPTION:

The kitchen features modern units and worktops, electric double oven, induction hob, integrated fridge, Vaillant gas central heating boiler, and space and plumbing for slimline dishwasher. A door leads to a separate utility room with a cupboard, drawers, space and plumbing for washing machine, space for tumble dryer and freezer, and door to the rear garden.

There are 3 bedrooms, one of which has fitted wardrobes, and one of which is currently arranged as a dining room. The recently refurbished wet room has WC, wash basin, Mira electric shower and under floor heating.

A block paved driveway provides ample off road parking and leads to an attached garage (with up-and-over door, lighting, power, window, and door to the rear garden).

The open plan front garden is laid to lawn, with borders. A gate leads to a side garden with water tap, lawn and rhubarb patch.



The garden extends to the rear of the bungalow, where there is a nicely enclosed area with a paved patio, a lawn, a herb garden, an established apple tree and a selection of shrubs.

LOCATION:

There are convenience stores nearby in Dales Drive and Wimborne Road West, and Colehill's local amenities are easily accessible. The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church.

There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

COUNCIL TAX:

Band D

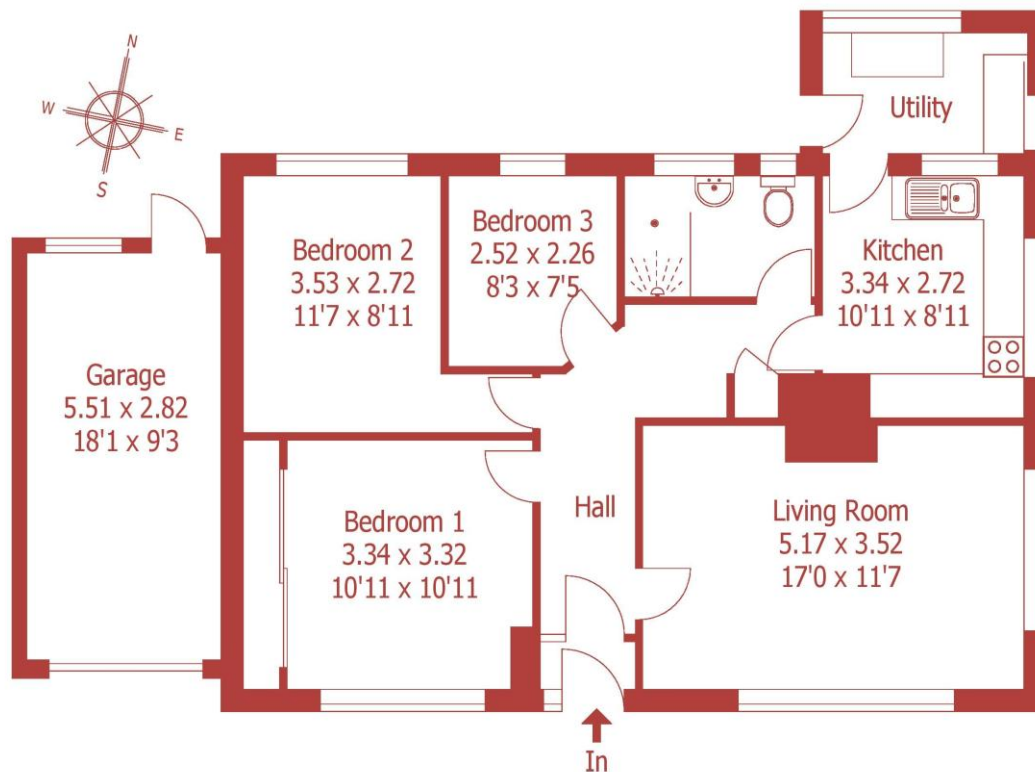
DIRECTIONS:

From Wimborne, proceed east along Leigh Road, which becomes Wimborne Road West. At the petrol station on the left, turn left into Hayes Lane, and right into Martindale Avenue. Turn left into Hounds Way.





Approximate Gross Internal Area :- 95 sq mt / 1029 sq ft



For identification purposes only, not to scale, do not scale
Created using existing drawings and dimensions

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		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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