5 LAWNS CLOSE, COLEHILL, WIMBORNE, DORSET, BH21 2JR

£425,000 FREEHOLD

A VERY WELL PRESENTED 3 DOUBLE BEDROOM DETACHED BUNGALOW FOR SALE WITH NO FORWARD CHAIN, ON A SLIGHTLY ELEVATED SITE WITH AN OPEN OUTLOOK, IN A POPULAR SMALL CUL-DE-SAC ON THE SOUTH SIDE OF COLEHILL, CLOSE TO LOCAL SHOPS AND ABOUT 2 MILES FROM WIMBORNE TOWN CENTRE.

SUMMARY:

Traditionally constructed in the 1960s, the bungalow has brick and render elevations under a concrete tiled roof. It is connected to all mains services, and has gas central heating (with a combination boiler replaced less than 2 years ago), UPVC double glazing and a private rear garden featuring a large studio/office ideal for home working.

AT A GLANCE

- NO FORWARD CHAIN
- In a popular small cul-de-sac
- Large studio/office
- Private rear garden
- Detached single garage

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DESCRIPTION:

Steps with a timber balustrade lead up to the front door. There is a large entrance hall with laminate flooring, loft access, and floor-to-ceiling cupboards, one of which houses the Glow Worm gas combination boiler.

The spacious living room has a fireplace with a slate hearth and a wood burner (which is rear vented to heat the dining area).

There is an attractive, modern kitchen/dining room with work surfaces, stainless steel sink, a good range of units including glazed display cabinets, fan oven with grill, 4-plate ceramic hob, extractor unit, integrated larder fridge and drawer freezer, space for washing machine and dishwasher, quality flooring, and door to outside.

There are 3 double bedrooms. Bedroom 1 overlooks the rear garden. Bedroom 2 is to the front, and bedroom 3 has fitted cupboards.

The spacious bath/shower room comprises bath, wash basin, WC, glazed shower cubicle and ceramic tiled floor, and there is a separate cloakroom (with WC and wash basin).

A long tarmac driveway provides ample off road parking and leads to a detached single garage with up-and-over door. The front garden is laid to lawn, with shrub beds and a Purbeck stone rockery.

The private rear garden is enclosed by substantial walling and timber fencing, and has a raised lawn, a stone terrace, shrubs, and trees including birch and copper beech. Steps lead up to a substantial, insulated office/studio, largely of timber construction, with windows and a double glazed timber door.

LOCATION:

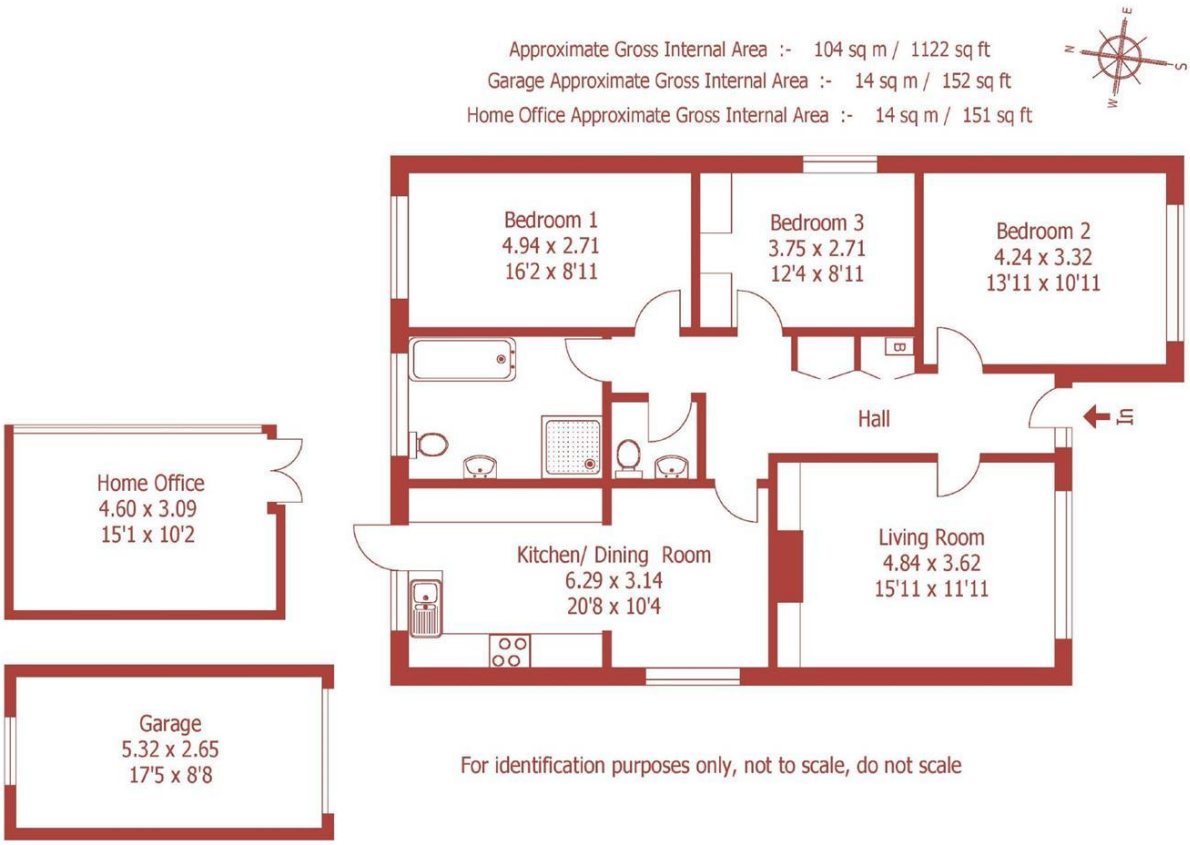
Colehill offers first and middle schools, a church, a library, local shops including a Co-Op/post office, and scenic walks in Cannon Hill Plantation. Bus services connect to the market town of Wimborne Minster (approximately 2 miles) with its busy shopping centre and wide range of amenities, and to the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

COUNCIL TAX:

Band E

DIRECTIONS:

From Wimborne, proceed east along Leigh Road, which becomes Wimborne Road West. Just before the petrol station, turn left into Hayes Lane. Take the third turning on the right into Dales Drive. Turn left into Lawns Road, and right into Lawns Close.



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.

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