



76a Lonnen Road, Colehill,
Wimborne, Dorset, BH21 7AX

A brand new 3/4 bedroom detached
chalet style property built to a
high standard of specification, in a
'tucked away' location, approached
off a long driveway.

AVAILABLE FOR IMMEDIATE
OCCUPATION.

PRICE GUIDE: £565,000
FREEHOLD





This stylish, contemporary style family home provides an open plan kitchen/dining/family room, a separate utility room, 2 ground floor bedrooms and shower room, and 2 first floor bedrooms with en suite shower room and family bath/shower room.

There is ample off road parking and a nicely enclosed, private garden.

The property benefits from airtsource heating (including under floor heating to the ground floor), UPVC double glazing quality floor coverings including LVT and fitted carpets, a 10-year building warranty, a security alarm, and a high level of insulation to ensure economical running costs.



1



4



3



A covered entrance porch leads to a central reception hall with under stairs cupboard, and airing cupboard containing a pressurised hot water cylinder.

The open plan kitchen/dining/family room has an excellent range of units and quartz work-tops, sink, dishwasher, Neff induction hob, extractor, electric double oven, fridge-freezer, and powder-coated aluminium bifold doors to the rear garden. The adjacent utility room has a sink, and space and plumbing for washing machine.



There are 2 ground floor bedrooms, one of which would make an ideal family snug, and a shower room.

From the hall, stairs lead to the first floor landing. Bedroom 1 is a large room with 2 skylights, a gable window, access to eaves storage space, and an en suite shower room.



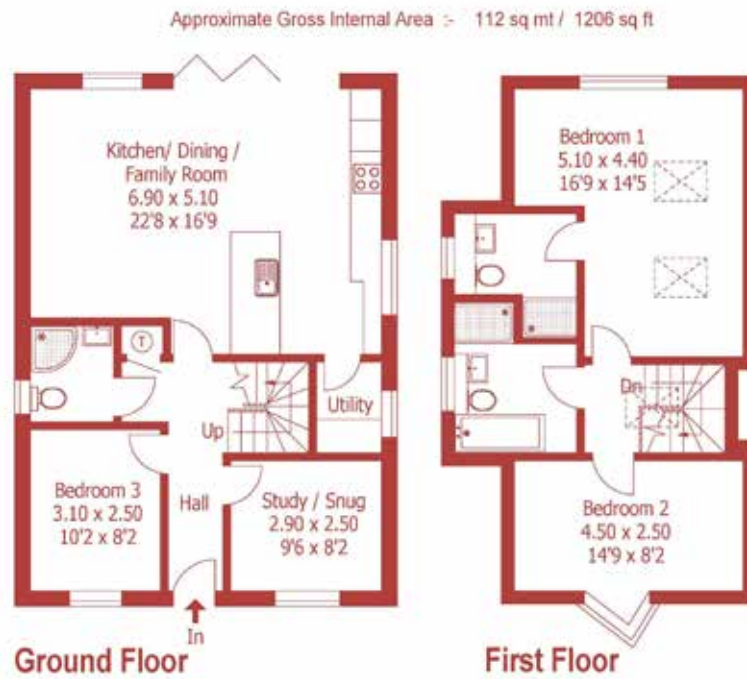
Bedroom 2 has an oriel window to the front, and access to eaves storage space, and there is a family bath/shower room.

Outside, the property owns the long tarmac driveway which extends to a 5-bar gate opening onto a large, block paved parking and turning area flanked by raised sleeper beds.

There is access at the side of the house to the nicely enclosed rear garden which has a large paved terrace, exterior lighting and water tap, well stocked raised sleeper beds, a lawn and a timber shed.

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.





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



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Directions: From Wimborne, proceed up Rowlands Hill, passing Colehill cricket ground on the left, and along Wimborne Road. At the staggered crossroads opposite the Co-op store, proceed across into Lonnen Road. Just past the right hand turning to Four Wells Road, the property can be found on the right hand side.

Council Tax: Band TBC

EPC Rating: Band TBC







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