



41 HAYES LANE, COLEHILL, WIMBORNE, DORSET, BH21 2JB  
**£425,000 FREEHOLD**

**A BEAUTIFUL DETACHED BUNGALOW, FOR SALE WITH NO FORWARD CHAIN, WITH A WEST FACING REAR GARDEN AND AMPLE OFF ROAD PARKING, IN THE POPULAR HAYES LANE, AN ESTABLISHED ROAD ON THE SOUTH SIDE OF COLEHILL, ABOUT 1.5 MILES FROM WIMBORNE CENTRE.**

#### AT A GLANCE

- Ample off road parking
- Ground floor double bedroom and shower room
- First floor double bedroom and bathroom
- West facing rear garden
- Lounge and conservatory







## DESCRIPTION:

An enclosed entrance porch with an aluminium front door (with a large glass panel) leads through to the entrance hall where there is an understairs cupboard, storage space for shoes and coats, picture rails and stairs leading to the first floor.

Off the entrance hall to the left, there is a double bedroom with an attractive bay window to the front aspect, and fitted bedroom furniture. There is a ground floor shower room comprising a good sized shower cubicle, sink with cupboard below, and WC.

The sitting room has a feature brick fireplace (with an inset gas fire), picture rails, and double doors lead through a single storey extension which is currently used as a dining room with a conservatory style roof, windows, radiators, and double doors leading out to a patio area.

The kitchen has a range of units, 4-burner gas hob (with extractor over), Zanussi oven, space for fridge/freezer, space for washing machine and dishwasher, cupboard housing a Potterton Promax Combi, and door to outside.





From the entrance hall, stairs lead to the first floor landing where there is under eaves access, Velux window, and a bathroom (with Velux window). Also, there is a second double bedroom with under eaves access, 2 Velux windows (one of which has views over the rear garden).

The front of the property is laid to brick pavements providing ample off road parking, with a pair of double gates giving access to the side of the property where there is bin storage and a large shed. The good sized, west facing rear garden has a paved patio with a seating area, central lawn, range of established shrubs and plants, and a wide path leads to the rear of the garden where there is a further patio area, a large summerhouse and a storage shed.

### LOCATION:

Hayes Lane enjoys easy access to local shops in Dales Drive, Wimborne Road West and Colehill, which also has First and Middle Schools. 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.

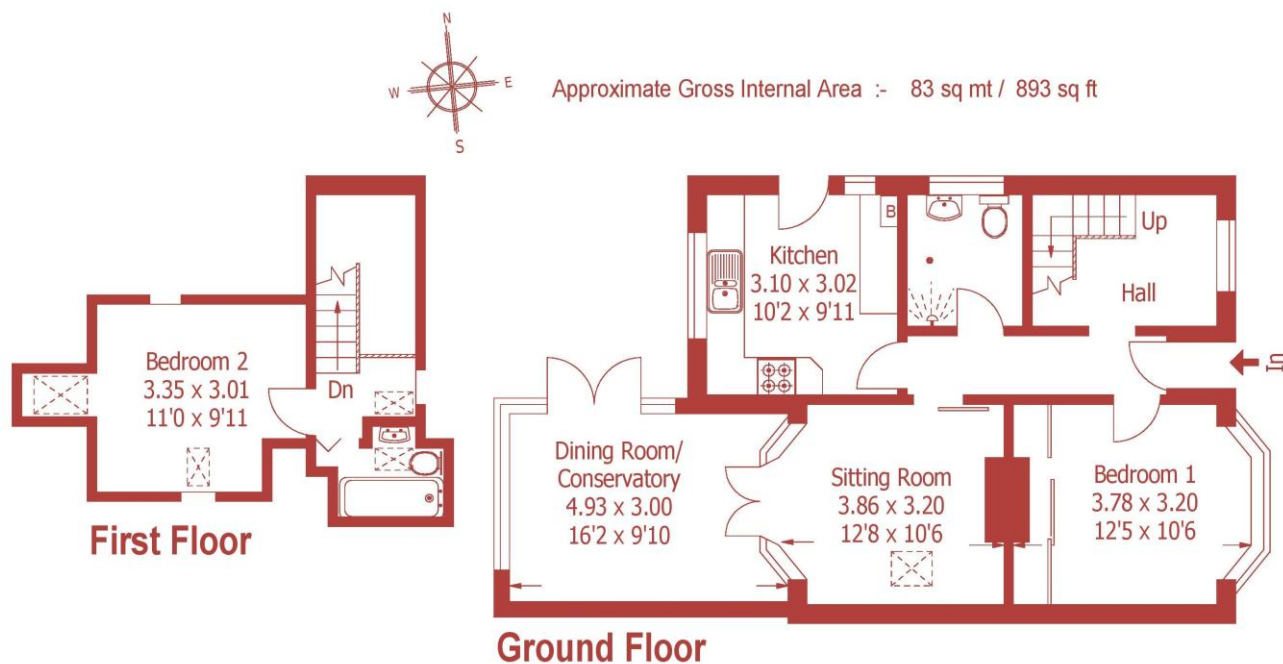
### COUNCIL TAX:

Band C

### DIRECTIONS:

From Wimborne, proceed east along Leigh Road, which becomes Wimborne Road West. Just before the petrol station on the left, turn left into Hayes Lane, and number 41 can be found on the left hand side.





For identification purposes only, not to scale, do not scale



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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