



52 HAYES LANE, WIMBORNE, DORSET, BH21 2JG

£545,000 FREEHOLD

A WELL PRESENTED 4 BEDROOM DETACHED CHALET STYLE HOUSE SITUATED IN A WELL ESTABLISHED RESIDENTIAL AREA, WITH A LARGE DETACHED GARAGE/WORKSHOP AND AMPLE OFF ROAD PARKING.

SUMMARY:

In recent years, the property has been refurbished to a high standard of specification, and benefits from a gas fired central heating system and UPVC double glazing.

AT A GLANCE

- Marketed by Christopher Batten in Association with Winkworth
- Kitchen/dining room
- Large detached garage/workshop



DESCRIPTION:

An entrance porch (with front door) leads through to the main reception hall which has a tiled floor, understairs storage cupboards, and a ground floor cloakroom.

The sitting room features a fireplace (with wood burning stove), and glazed double doors open through to an open plan, contemporary style kitchen/dining room comprising an excellent range of oak faced units, ample worktops, 5-burner gas hob, cooker hood, Bosch electric double oven, dishwasher, peninsular breakfast bar, ceramic tiled floor, and bi-folding doors to the rear garden. In addition, there is a utility room with an excellent range of storage cupboards, appliance space and plumbing for washing machine, space for tumble dryer, and wall mounted Glow worm gas fired central heating boiler.

The main bedroom has a large walk-in closet, aircon system, and a newly installed en suite shower room comprising a shower, wash hand basin, concealed low cistern WC, and tiled floor. Bedroom 2 is a double sized bedroom with built-in wardrobes.



To the first floor, there is a landing, bedroom 3 which has a dressing area (with fitted wardrobes), aircon system, access to eaves storage space, dressing table and drawers, bedroom 4 has access to eaves storage space, aircon system, dressing table and matching wardrobes within a dressing area, and a family bath/shower room comprising a corner bath with handspray attachment, corner shower, WC, and twin wash hand basins.

A driveway provides access to the front of the property where there is ample off road parking, and high timber gates to the side of the property leads through a car port to a garage/workshop (with up-and-over door, lighting and power points) which is situated to the rear of the property. The rear garden is nicely enclosed which affords a fair degree of privacy has a timber log cabin (with a covered outdoor seating area ideal for Al Fresco dining), large, paved terrace, and centre lawn with flower shrub borders. (Agents Note: The hot tub may be purchased by separate negotiation).

LOCATION:

Colehill has a range of local shops including the Co-op/Post Office stores, excellent first and middle schools, and lovely scenic walks at Cannon Hill Plantation. Local bus services connect to the market town of Wimborne Minster (approx. 2 miles) offering a wide range of amenities, and to the coastal town of Bournemouth which has a mainline railway station to London Waterloo.

COUNCIL TAX:

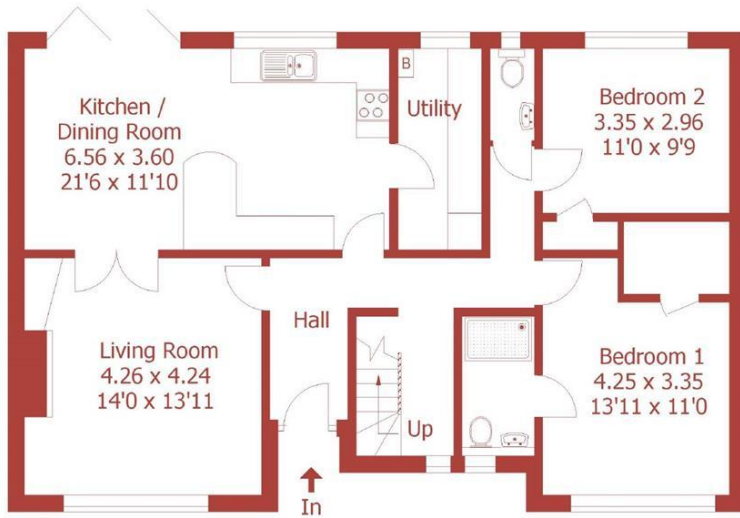
Band E

DIRECTIONS:

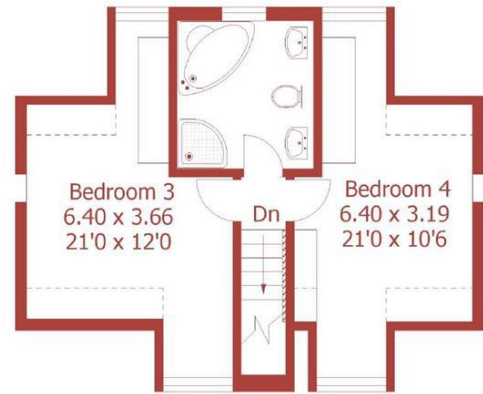
From Wimborne, proceed east along Leigh Road, which becomes Wimborne Road West. Turn left just before the petrol station into Hayes Lane. The property can be found towards the far end, on the right hand side, almost opposite the turning to Jessopp Road.



Approximate Gross Internal Area :- 137 sq m / 1478 sq ft



Ground Floor



First Floor

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.



DISCLAIMER: Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Wimborne | 01202 841171 |

christopherbatten.co.uk

