



2 DALES DRIVE, COLEHILL, WIMBORNE, DORSET, BH21 2JS

£450,000 FREEHOLD

A DECEPTIVELY SPACIOUS 3 BEDROOM DETACHED BUNGALOW, FOR SALE WITH NO FORWARD CHAIN, ON A PROMINENT CORNER SITE AT THE JUNCTION OF HAYES LANE AND DALES DRIVE, ABOUT 1.25 MILES FROM WIMBORNE TOWN CENTRE.

SUMMARY:

A particular feature is a double garage, and the bungalow has 2 loft areas and a store (with fitted gas boiler) accessible via a retractable ladder. The property is connected to all mains services and has gas central heating and UPVC double glazing. It is nicely decorated throughout.

AT A GLANCE

- - Marketed by Christopher Batten in association with Winkworth
- - NO FORWARD CHAIN
- - Double garage complex
- - On a prime corner plot
- - 2 loft areas and a store



DESCRIPTION:

The bungalow was built in the 1960s but has been updated in recent years. Traditionally built, it has facing colour-washed rendered elevations and a concrete tiled roof.

Local shopping facilities are available both in Hayes Lane and Dales Drive, while Wimborne offers an excellent range of amenities.

A covered entrance way with a wide archway feature leads to a T-shaped entrance hallway with 2 built-in cupboards and a cloakroom (with WC and wash basin.) Double doors to a large living room with feature walk-in bay window, ornamental fireplace with inset electric fire

Kitchen/breakfast room with sliding double glazed door to outside, a range of work surfaces and units, stainless steel sink, concealed worktop lighting, double fan oven, 5-burner gas hob, extractor, dishwasher, 2 fridges and a freezer.

Bedroom 1 is a double room with built-in cupboard and en suite shower room.



Bedroom 2 is a double room with built-in cupboard, and bedroom 3 has retractable ladder to the loft which comprises 2 spacious areas and a store.

The family bathroom has a shower bath, wash basin and WC.

A paved driveway provides off road parking for at least 2 vehicles and leads to a double garage block with 2 separate electric security doors. The front garden is bounded by a low capped brick wall and has shrubs including holly, camellia and roses.

To garden to the west side is laid to lawn, with a timber deck and a wealth of shrubs. The rear garden, to the south, has a large paved entertaining terrace, water butt, shed and established shrubs. There is a utility room to the rear of the garage.

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.

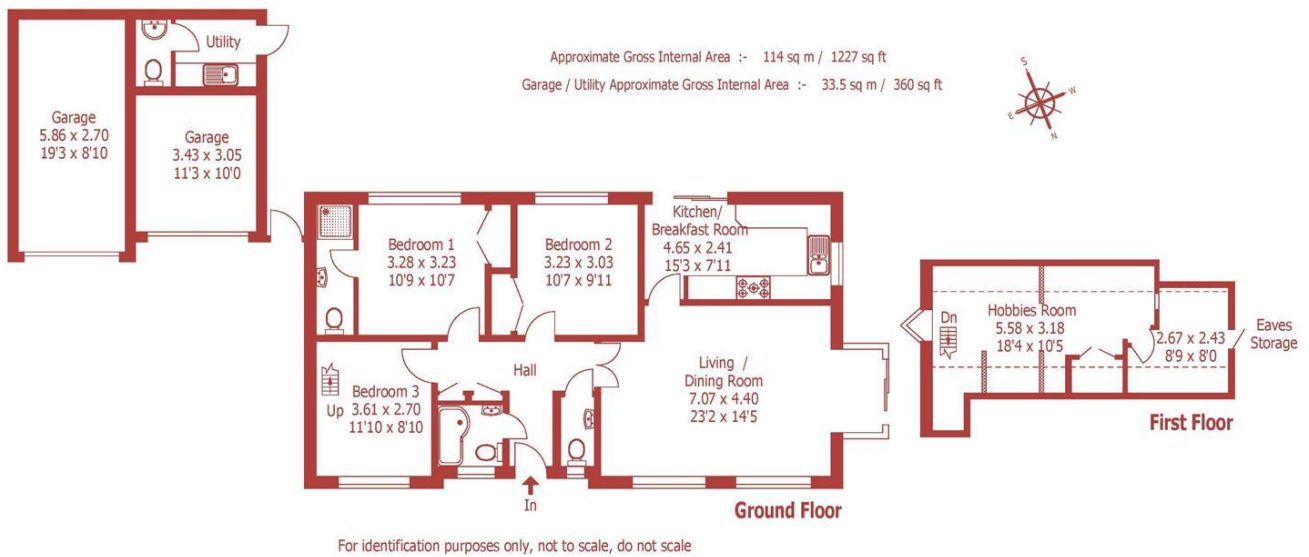
COUNCIL TAX:

Band D

DIRECTIONS:

From Wimborne town centre, proceed east along Leigh Road, which becomes Wimborne Road West. Turn left at the petrol station into Hayes Lane, and take the third turning on the right into Dales Drive. The property can be found on the right hand side.





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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		
(81-91)	B		84
(69-80)	C		
(54-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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