



27 HERON DRIVE, COLEHILL, WIMBORNE, DORSET, BH21 2NQ
£415,000 FREEHOLD

A BEAUTIFULLY PRESENTED 3 BEDROOM DETACHED BUNGALOW, REFURBISHED IN RECENT YEARS WITH A MODERN FITTED KITCHEN AND SHOWER ROOM, AND FITTED FURNITURE TO BEDROOMS 1 AND 2, SET ON A PRIME CORNER PLOT WITH AN ATTACHED GARAGE AND AMPLE OFF ROAD PARKING.

SUMMARY:

Situated at the junction of Heron Drive and Mallard Road, the property benefits from gas central heating and UPVC double glazing.

AT A GLANCE

- Beautifully presented bungalow
- Prime corner plot
- Garage & ample parking
- Modern kitchen and shower room
- Fitted furniture to bedrooms 1 & 2



DESCRIPTION:

A covered entrance porch leads to a reception hall with airing cupboard and retractable ladder to the part boarded loft (with fitted light).

The dual aspect lounge has windows to the front and side, and features a limestone fireplace with inset electric fire. The kitchen has a door to the driveway, and has been re-fitted with an excellent range of modern units and worktops, retractable ladder cupboard, extractor, and integrated Neff washing machine, hob, electric double oven and fridge-freezer.

Bedrooms 1 and 2 both have fitted wardrobes, bedside cabinets and drawers, and there is a dual aspect third bedroom/dining room. The refurbished shower room comprises shower, wash basin, WC, towel radiator and fully tiled walls.

There is an attached garage with electric up-and-over door, windows, power and lighting. The driveway off Heron Drive provides ample off road parking, and wrought iron double gates off Mallard Road provide additional parking and caravan space.



The garden is screened by established hedges, and is lawned with a wide range of shrubs.

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

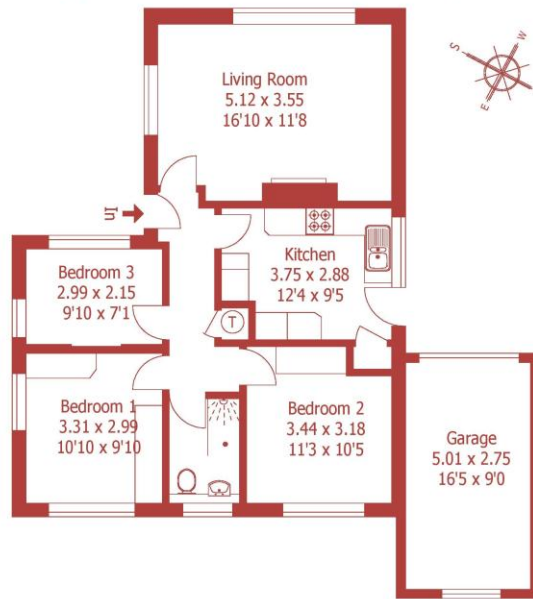
COUNCIL TAX: Band D

DIRECTIONS:

From Wimborne, proceed up Rowlands Hill and along Wimborne Road to the staggered crossroads with the Co-op/Post Office straight ahead. Proceed across into Lonnen Road. Turn right into Sandy Lane and right into Heron Drive, and number 27 can be found at the far end on the left hand side, at the junction with Mallard Road.



Approximate Gross Internal Area :- 85 sq mt / 912 sq ft



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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