



17 FREEMANS LANE, COLEHILL, WIMBORNE, DORSET, BH21 2JN
£465,000 FREEHOLD

A WELL PRESENTED 3 BEDROOM DETACHED BUNGALOW STANDING IN A SLIGHTLY ELEVATED POSITION, ON A PRIME, CORNER GARDEN PLOT, WITHIN A LEVEL WALK OF A ONE STOP CONVENIENCE STORE.

SUMMARY:

The property has brick and cement rendered elevations under a modern concrete interlocking tiled roof. It has been well maintained, and benefits from a gas fired central heating system, and UPVC double glazing.

AT A GLANCE

- On a prime, corner garden plot
- Nicely proportioned, triple aspect lounge
- Modern fitted kitchen
- Well presented
- Garage



DESCRIPTION:

A reception hall has a built-in store cupboard, ceramic tiled floor and access to loft space. The nicely proportioned, triple aspect lounge has a fireplace (with inset gas fire) and double glazed French doors lead out to the rear garden. There is a modern fitted kitchen with an excellent range of units, worktops, gas hob with cooker hood above, Hoover electric double oven, appliance space and plumbing for washing machine and slimline dishwasher, further space for upright fridge/freezer, wall mounted cupboard contains an Ideal boiler, and a UPVC double glazed door leads to the rear of the property.

Bedroom 1 has fitted wardrobes and access to a secondary roof space (with retractable ladder), bedroom 2 has fitted wardrobes, and the third bedroom is presently used as a study. The fully tiled shower room has a corner shower, concealed low cistern WC, and wash hand basin.

A driveway providing off road parking leads to the garage with an up-and-over door, lighting and power points, and side door.



The property stands in a slightly elevated position with an open plan front garden which is lawned with flower and shrub borders, and a side garden gate gives access to the rear garden. The rear garden is paved and gravelled, and to one side of the garage, there is a kitchen garden area. To the far side of the property, there is a lawned area which is nicely enclosed affording a fair degree of privacy.

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.

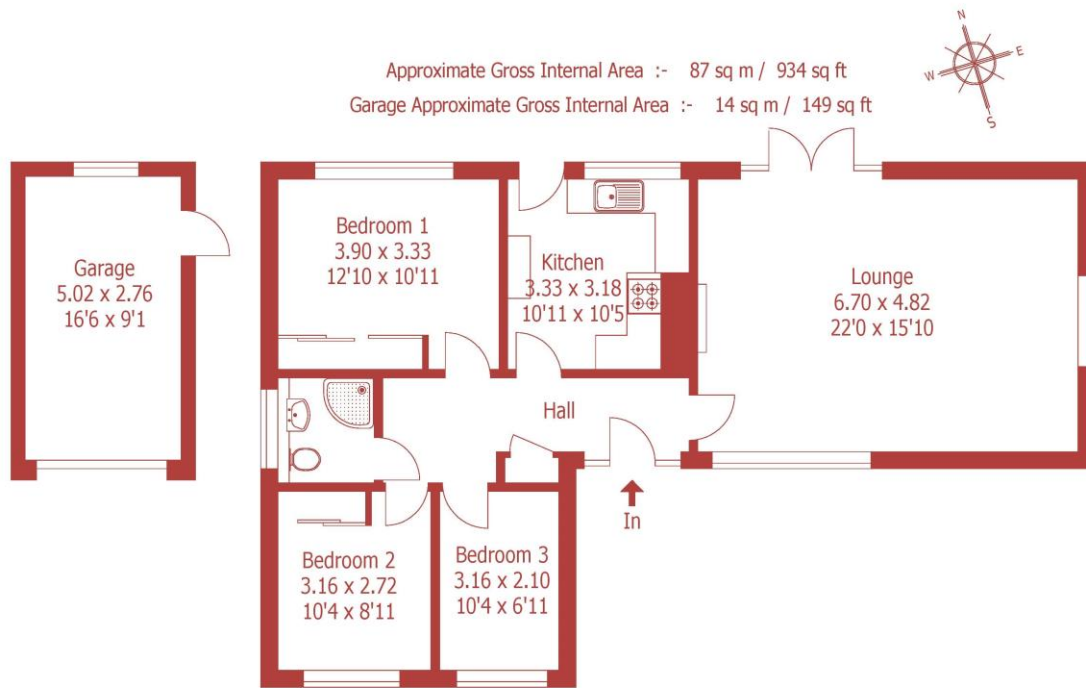
COUNCIL TAX:

Band D

DIRECTIONS:

From Wimborne, proceed in an easterly direction along Leigh Road, which becomes Wimborne Road West. Turn left at the petrol station into Hayes Lane and take the fourth turning on the right into Freemans Lane.





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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(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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