



98 CUTLERS PLACE, COLEHILL, WIMBORNE, DORSET, BH21 2HZ
£525,000 FREEHOLD

A WELL PRESENTED 4 BEDROOM DETACHED FAMILY HOUSE, WITH A LARGE SOUTH FACING REAR GARDEN ADJOINING FIELDS.

SUMMARY:

The property has been well maintained and benefits from gas fired central heating and UPVC double glazing. There has been a recent programme of refurbishment which includes fitting a new Wren kitchen with a number of integrated appliances. The property features a large rear conservatory opening onto the garden.

AT A GLANCE

- - Marketed by Christopher Batten Estate Agents
- - Well presented
- - Large south facing rear garden
- - Kitchen/dining room



DESCRIPTION:

The property provides ample off-road parking leading to an integral garage. The lounge features a wood burning stove, there is some Karndean flooring and a fitted water softener. The main bedroom features a vaulted ceiling and an en suite shower room.

The accommodation comprises of an entrance hall, the 'through' lounge features a woodburning stove with a timber surround and Karndean flooring. A double glazed patio door leads to the large, rear conservatory which has a tiled floor and UPVC double glazed French doors leading to the rear garden. The spacious kitchen/dining room has half panelled walls to the dining area and an understairs storage cupboard which has a fitted cold tap. The kitchen was replaced in 2022 with a Shaker style Wren kitchen comprising an excellent range of units and worktops with concealed worktop lighting. The appliances include a dishwasher, Bosch induction hob with cooker hood above, appliance space for washing machine and tumble dryer, LG American style fridge/freezer and electric Bosch double oven. A UPVC double glazed door leads to a side entrance.



The staircase leads to the first floor landing where there is access to the loft space. Bedroom one has a vaulted ceiling with two skylights. The en suite shower room has access to eaves storage cupboard with useful space and fitted light. Bedroom two has fitted wardrobes and centre dressing table. Bedroom three has superb views across the garden and open countryside, double wardrobes, and an airing cupboard. Bedroom four is presently used as an office and has fitted cupboards. The family bathroom has a modern white suite.

Outside, a long driveway and gravelled parking area providing off-road parking leads to the integral garage with timber swing doors, water softener, lighting, power points, wall mounted Glow-worm gas fired central heating boiler. A side gate leads to the rear garden which is south facing and has an outside tap, lawn area with flower and shrub borders, gravelled seating area and timber garden shed. A centre trellis leads to the rear section of garden where there is a greenhouse, lawn, and a kitchen garden area.

LOCATION:

Situated on a popular residential development within a few minutes' walk of Bytheway, a large public open space. There are delightful walks on Cannon Hill plantation. Excellent first and middle schools, local shops and Co-Op post office stores are all close by. Bus services connect to the market town of Wimborne with its lively and busy shopping centre and wide range of amenities.

COUNCIL TAX:

Band D

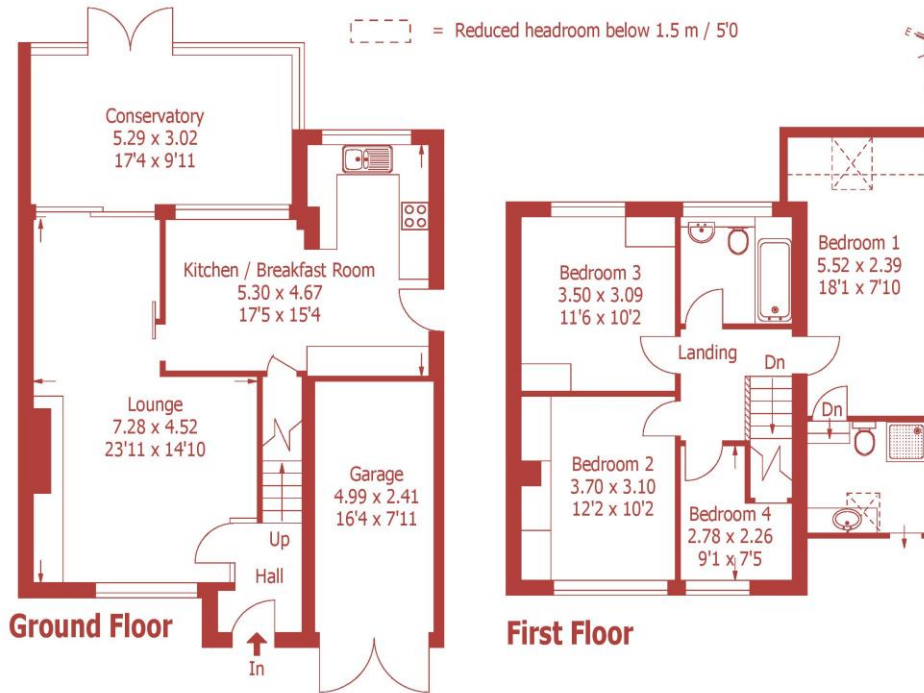
DIRECTIONS:

From Wimborne, proceed up Rowlands Hill and continue left at the roundabout and follow the road until you reach the 'T' junction. Turn right into Middlehill Road, continue past the parade of shops on the right and the library on the left. Take the next right hand turning into Olivers Road. Proceed to the bottom of the hill and at the 'T' junction, turn right into Cutlers Place. The property can be found at the junction with Churchmoor Road.



Approximate Gross Internal Area :- 145 sq m / 1570 sq ft

--- = Reduced headroom below 1.5 m / 5'0"



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		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(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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Wimborne | 01202 841171 |

christopherbatten.co.uk

