



80 CANFORD BOTTOM, COLEHILL, WIMBORNE, DORSET, BH21 2HF

PRICE GUIDE: £475,000-£485,000 FREEHOLD

A 3 DOUBLE BEDROOM DETACHED FAMILY HOUSE SET BACK FROM THE ROAD IN AN ELEVATED POSITION WITH FAR REACHING VIEWS TOWARDS THE COAST, FOR SALE WITH NO FORWARD CHAIN.

SUMMARY:

This spacious property is located in a non-estate position on the southern side of Colehill and benefits from gas central heating, UPVC double glazing, a nicely enclosed rear garden, ample off road parking and a garage.



AT A GLANCE

- 3 double bedrooms & 2 bathrooms
- Large living/dining room plus conservatory
- Garage, ample ORP & private gardens
- Elevated position with first floor views
- NO FORWARD CHAIN



DESCRIPTION:

An enclosed entrance lobby leads to a reception hall with a built-in double cupboard. There is a ground floor cloakroom with WC and wash basin.

The nicely proportioned, L-shaped living/dining room has a full height brick feature wall (with inset electric fire), and a double glazed patio door to a rear conservatory (with tiled floor and double glazed French doors to the rear garden).

There is access from both the hall and dining area to the kitchen which has units, quartz worktops, twin stainless steel sinks, integrated Neff dishwasher, 4-burner gas hob, AEG extractor, Neff electric oven and microwave, space for fridge-freezer and tumble dryer, space and plumbing for washing machine, cupboard housing a Worcester gas central heating boiler, and UPVC double glazed door to the rear garden.

The first floor landing has an airing cupboard with double doors. Bedroom 1 has a range of fitted furniture and outstanding views towards the coast. Bedroom 2 has fitted wardrobes and a spacious en suite shower room (with shower, WC, vanity wash



basin and towel radiator). Bedroom 3 has a walk-in storage cupboard, a loft access (with retractable ladder) and far reaching views towards the coast. The family bathroom comprises shower bath, WC, vanity wash basin and towel radiator.

The front garden is screened by an established laurel hedge, and there is a lawn and a range of shrubs. A long driveway provides ample off road parking and turning space, and leads to an attached garage (with up-and-over door, power and lighting).

A side gate leads to the nicely enclosed rear garden which features a paved patio, a gently sloping lawn, shrub borders and 2 sheds.

LOCATION:

There is a convenience store nearby in Dales Drive, and 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.

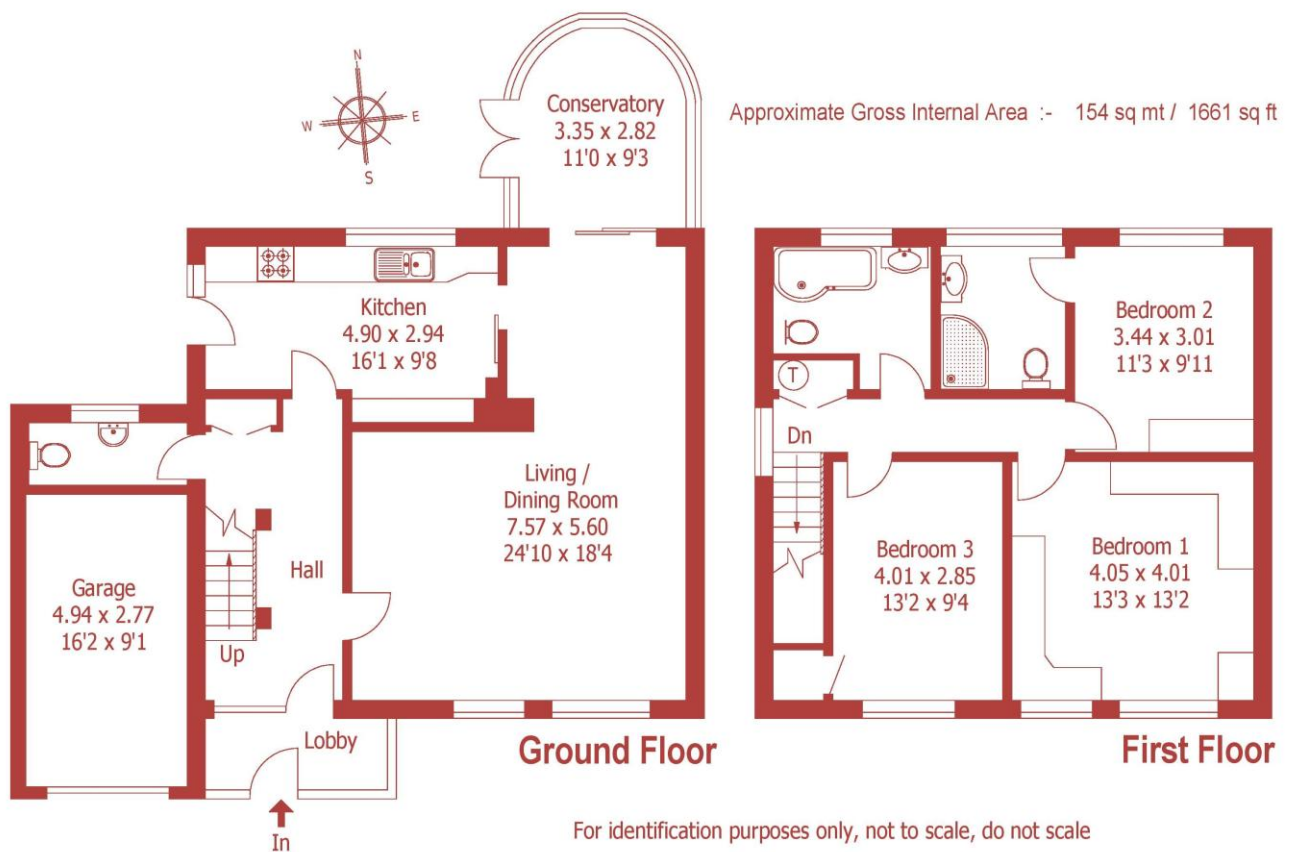
COUNCIL TAX:

Band E

DIRECTIONS:

From Wimborne, proceed up Rowlands Hill, bearing left at the small roundabout. Continue up the hill and along Wimborne Road to the staggered crossroads opposite Colehill Post Office. Turn right into Middlehill Road and proceed down the hill. Proceed past the first left hand turning to Bridle Way, and 80 Canford Bottom can be found on the left hand side, immediately before the second turning to Bridle Way.





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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	71 C	77 C
39-54	E		
21-38	F		
1-20	G		

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