Nicholas Humphreys

1 Martindale Avenue, Wimborne, BH21 2LE

£500,000

- Large Secluded Corner Plot
- Gated Parking Area for Motorhome etc.
- Gas Fired Central Heating
- Detached Three Dble Bedroom Bungalow
- Ample Off Road Parking
- Double Glazed
- Two Receptions, Two Bathrooms
- Spacious Conservatory
- Popular Location

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A superb three double bedroom, two reception detached chalet bungalow, situated on a large corner plot, with ample, secure off road parking, ideal for a motorhome, caravan etc. The property is well presented throughout and offers a light and airy lounge with doors through to conservatory. There is also a more formal dining room, which could be used as an extra bedroom if required. The rear garden is mature and secluded, ideal for relaxing and al-fresco dining. All bedrooms are doubles with the main having a good size en-suite. Situated in a sought after location with easy access to Wimborne town centre.

3 1 2

Council Tax Band: D

Property Details

Area
Colehill is a small village located on the outskirts of the town of Wimborne Minster and is surrounded by beautiful countryside, with the New Forest National Park on the door step. The village has a population of around 5,000 people and is within the catchment of good quality first and middle schools. There are many walking and cycling trails in the area, which offer stunning views. The village is also home to several parks and gardens, which are perfect for picnics and relaxing in the sun. Conveniently located with easy access to Ringwood, Bournemouth, Poole and London via the A31 leading onto the M27/M3 to London. The village also has a strong community spirit, with many local events and festivals taking place throughout the year. It has several historic buildings and landmarks, including the St. Michael's Church, which dates back to the 12th century. Colehill is a charming and peaceful village that offers a chance to escape the hustle and bustle and enjoy the beauty of the English countryside.

Description
Front door through to large entrance Hall, built in airing cupboard, understairs storage cupboard, window to rear,
Lounge, a good size room, feature fire place with over mantle and matching hearth, inset electric wood burner fire, double aspect making a light and airy room, window to front and glazed doors to Conservatory, view over rear garden, doble opening doors to patio
Dining Room (Bedroom 4) window to front.
Kitchen, range of work surfaces with freestanding gas cooker, extractor hood over, space for washing machine, space for fridge, storage cupboards and drawers, fully tiled, window to rear, door to side.
Bedroom Three, double room, window to rear
Shower Room, corner shower cubicle, vanity wash hand basin, part tiled, window to rear, heated towel rail.
Cloakroom, w.c. window to side.
Stairs from Entrance Hall to First Floor Landing
Main Bedroom, a good size room, Velux window, door to En-Suite, spacious bathroom with paneled bath, shower attachment, low level w.c, vanity wash hand basin, tiled, heated towel rail, good size built in storage cupboard.
Bedroom Two, double room, Velux window, access to eved storage
Outside, The rear garden is West facing and enjoys a sunny aspect, fully enclosed by mature trees and hedging it offers total seclusion, the garden is mainly laid to lawn with patio which adjoins the property, side access, personal door to
Garage, power and light, wall mounted boiler, electric roller door
Side Garden, the side plot is a real feature with double gates opening to a large area ideal for a motorhome, caravan etc. The area could also house a summerhouse/office ideal for working from home.
Front Garden, again providing further ample off road parking.

Tenure
Freehold

Martindale Avenue
Wimborne
BH21 2LE

DETAILS
Total area:115.04 m²
Living area:102.07 m²

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The floorplan is for illustrative purposes only. All dimensions and measurements are approximate. Actual sizes may vary due to construction tolerances, finishing variations, and other factors. Prospective buyers or tenants are advised to verify all measurements independently before making any decisions.

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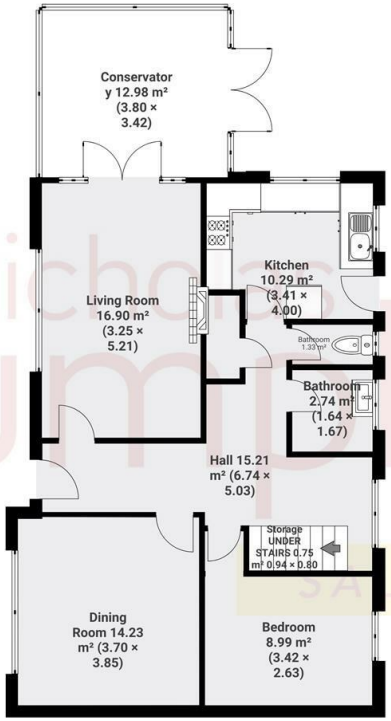
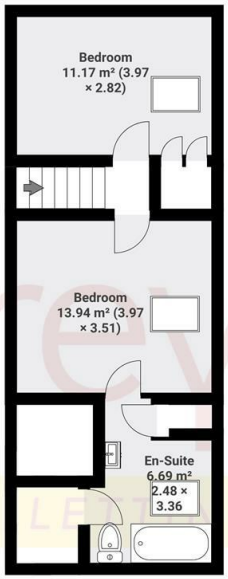
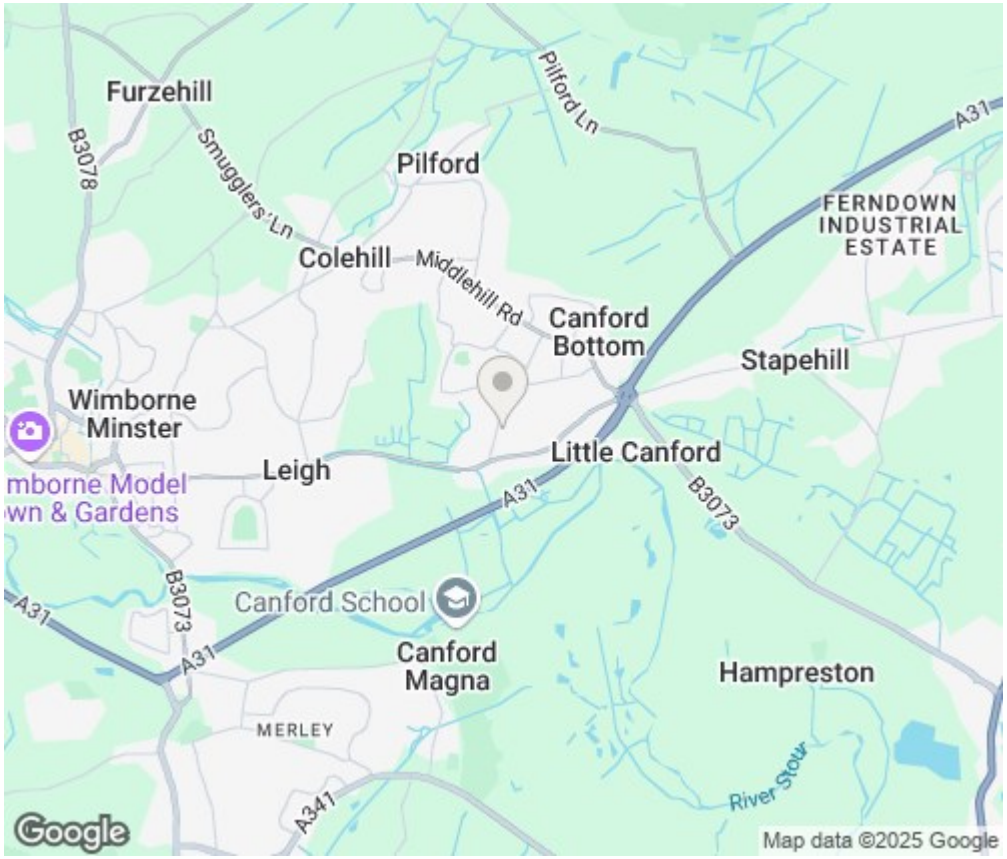
1:84

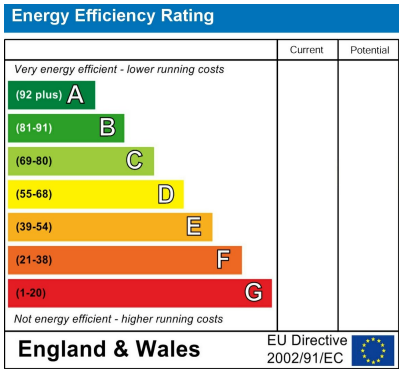
Ground Floor
TOTAL AREA:83.26 m²·LIVING AREA:70.29 m²·



1st Floor
TOTAL AREA:31.78 m²·LIVING AREA:31.78 m²·







Viewings

Viewings by arrangement only.
Call 01202 88 90 88 to make an appointment.