



## 46 Martindale Avenue, Colehill, Wimborne, BH21 2LE

£499,950

- Spacious Two Bedroom Detached Bungalow
- Two Modern Fitted Shower/Bathrooms
- Large Picture Window in Lounge
- Secluded South Facing Rear Garden
- Contemporary Open Plan Living
- Feature Sun/Garden Room
- Large Garage and Ample Parking
- Quiet Cul De Sac Location
- Gas Fired Central Heating



# 46 Martindale Avenue, Wimborne BH21 2LE

A very spacious two double bedroom, two bathroom detached bungalow situated in a quiet cul de sac location. The property has a bright contemporary feel with good size lounge opening through to a dining area and large kitchen. A feature sun/garden room has double opening doors out to a secluded South facing rear garden. Well presented throughout with modern fitted shower/bathrooms. Originally a three bedroom property it could easily be returned to its original layout. The property has got a homely feel with the living spaces flowing from room to room and giving great views of the garden. A perfect home that needs to be viewed to be appreciated.



Council Tax Band: E





# 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

Accommodation Comprises. Covered porch, front door Entrance Hall, built in cupboard housing hot water boiler (2017), hatch to loft space with loft ladder, part boarded, power and light, access to a superb open plan living space, bright and airy throughout.

Lounge a great size with large picture window with views over rear garden, further window to side, feature fireplace with over hood and matching hearth, electric and gas points for fire, archways lead through to spacious Kitchen/Diner, range of work surfaces with integrated appliances to include double ovens, microwave, fridge/freezer,

dishwasher, induction hob with filter over, part tiled and tiled floor, matching dresser unit which leads to the Dining area with double opening French Doors through to a Sun/Garden Room, unusual and feature full height arched window and double opening doors to rear garden.

Bedroom One, a very spacious room (was originally two rooms, could be re-instated easily if required) windows to side aspect, range of built in wardrobes, door to En-suite / Main Bathroom (Jack & Jill) Impressive size with walk-in double shower, low level w.c. wash hand basin, mirror fronted medicine cabinet, fully tiled, heated towel rail, window

Bedroom Two, a good size double, bay style window to front, fitted wardrobes and drawers, door to

En-suite, walk in shower, low level w.c. wash hand basin, tiled

Outside - Rear, a superb South facing Garden with an array of mature flowers, shrubs and trees which give a good deal of seclusion. A peaceful setting with the main area mainly laid to lawn and raised patio adjoins the property, ideal for outside dining and relaxing. Summerhouse, Further garden shed with power and light, heater, wrap around garden to the side with further flowers and shrubs, fully enclosed by walling, gate to the front. Ample parking on the driveway which leads to

Garage, personal door from garden, extra large single, space and plumbing for washing machine, tumble drier etc, power and light

## Tenure

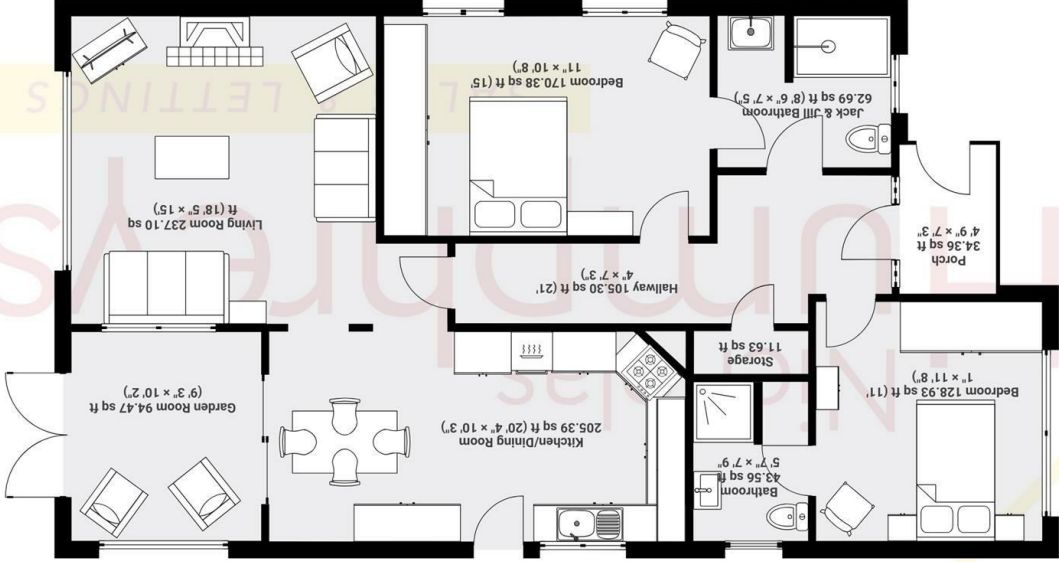
FREEHOLD





Martindale Avenue  
Wimborne  
BH21 2LE

▼ Ground Floor TOTAL AREA:1095.09 sq ft-LIVING AREA:1060.75 sq ft-



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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Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Very energy efficient - lower running costs
		A (92 plus)
		B (81-91)
		C (69-80)
		D (55-68)
		E (39-54)
		F (21-38)
		G (1-20)
Not energy efficient - higher running costs		

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

Views

