Nicholas Humphreys

48 Canford View Drive, Colehill, Wimborne, Dorset,

Price £450,000 Deposit

- Sought After Colehill Location
- Bathroom with Separate Cloakroom
- Double Glazed
- Four Bedroom Detached House
- Gas Central Heating
- Driveway Parking leading To Single Garage
- Two Reception Rooms
- Enclosed Rear Garden
- No Forward Chain

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A super four bedroom, two reception detached home situated in a popular location ideal for a couple or family. Well presented throughout with doors from the dining area to rear garden which is South East facing. Drive to the side provides ample parking leading to garage. The property has the added benefit of no forward chain.

4 1 2 C 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
Accommodation Comprises. Steps to front door, through to Entrance Hall, understairs recess, window to side, Cloakroom, low level w.c. wash hand basin, window. Lounge, feature fireplace with brick surround, timber overmantle, inset wood burner(not tested) Double aspect to front and side making a bright and airy room. Separate Dining Room with French doors to rear garden, door to Kitchen, range of work surfaces with eye and low level storage cupboards, space for washing machine and fridge/freezer, built in oven and hob, wall mounted boiler, window to side, door to side access. Stairs from entrance hall to First Floor Landing, window to side, hatch to loft space, built in airing cupboard. There are three double Bedrooms and a single Bedroom served by good size Family Bathroom, with paneled bath, separate shower cubicle with fitted electric shower, low level w.c. wash hand basin, part tiled, heated towel rail. Outside, Rear Garden which is East/ South East facing, two tied with the raised area being mainly lawned, lower area is paved, enclosed by timber panel fencing, gate with access to the side. Driveway provides good off road parking and leads to Garage, with up and over door, power and light, pitched roof for storage. Front is a small stoned area.

Tenure
Freehold

Council Tax Banding D

Canford View Drive

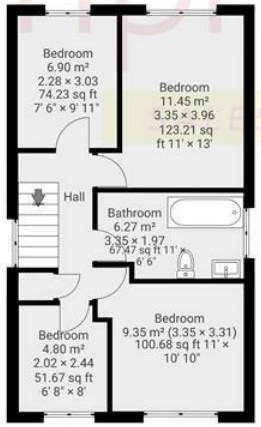
BH21 2UW Wimborne, England, GB TOTAL AREA:101.65 m²·LIVING AREA:88.17 m²·FLOORS:2

▼ Ground Floor

TOTAL AREA:57.37 m²·LIVING AREA:43.89 m²·
TOTAL AREA:617.45 sq ft·LIVING AREA:472.44 sq ft·

▼ 1st Floor

TOTAL AREA:44.28 m²·LIVING AREA:44.28 m²·
TOTAL AREA:476.63 sq ft·LIVING AREA:476.63 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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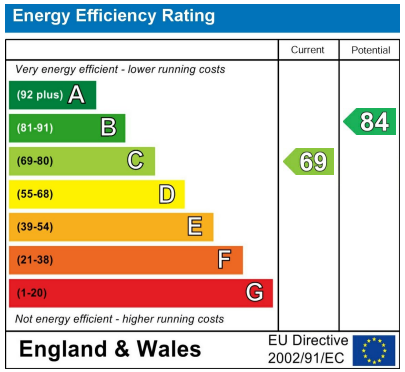

Viewings

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