



6A MALLARD ROAD, COLEHILL, WIMBORNE, DORSET, BH21 2NJ

PRICE GUIDE: £350,000-£365,000 FREEHOLD

**THIS PROPERTY IS IN THE SOUGHT AFTER LOCATION OF COLEHILL, AND OFFERS AN EXTENDED SPACE WITH THREE BEDROOMS, A FAMILY BATHROOM, A SITTING ROOM LEADING TO A DINING AND KITCHEN AREA, AN ELEVATED GARDEN, AN OUTSIDE OFFICE SPACE, AND AMPLE OFF ROAD PARKING BOTH IN FRONT AND TO THE SIDE OF THE PROPERTY.**

#### **SUMMARY:**

This property is in the sought after location of Colehill, and offers an extended space with three bedrooms, a family bathroom, a sitting room leading to a dining and kitchen area, an elevated garden, an outside office space, and ample off road parking both in front and to the side of the property.

You approach the home via a brick paviour and tarmac driveway providing ample off road parking for several vehicles, and gives access to the main entrance via a wooden five-bar gate.

#### **AT A GLANCE**

- Kitchen/dining room
- Outside office space
- Ample off road parking
- Family bathroom
- Sought after location of Colehill



## DESCRIPTION:

As you enter the home, you have a generous entrance hall that gives access to all principal bedrooms, the family bathroom, and the sitting room.

Bedroom one is a large, bright double bedroom with a front aspect and two alcoves offering space for storage. Two further bedrooms are both currently children's bedrooms, and offer good space with ample room for beds, desks, and storage.

The sitting room currently has space for three and two seater sofas, and is the main reception area. It also provides access to the dining area with its glass atrium ceiling allowing natural light into the home alongside its large, double glazed bifold doors out to the garden. An archway from the dining area gives access to a kitchen which has a fitted oven with a grill above, a dishwasher, and space for a washing machine, alongside a range of storage cupboards and large, double glazed doors to the garden.

Outside, you have a patio area leading via steps up to an elevated garden laid to artificial grass and surrounded by mature borders.



Set to the side of the property, there is a garden room currently used as a home office and storage area which has power, lighting, UPVC windows and doors.

### LOCATION:

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 D

### DIRECTIONS:

From Wimborne, proceed up Rowlands Hill, bearing left at the small roundabout and passing Colehill Cricket Ground. Continue along Wimborne Road to the staggered crossroads opposite Colehill Post Office, and proceed across into Lonnen Road. Take the third turning on the right, into Sandy Lane, and take the second turning on the right, into Mallard Road. Number 6a can be found on the right hand side.



## 6A Mallard Road, Colehill

Approximate Gross Internal Area :- 92 sq m / 987 sq ft



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		85
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(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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