



19 STIRRUP CLOSE, COLEHILL, WIMBORNE, DORSET, BH21 2UQ
PRICE GUIDE: £375,000-£385,000 FREEHOLD

A TASTEFULLY PRESENTED 3 DOUBLE BEDROOM SEMI-DETACHED HOUSE OFFERING SPACIOUS ACCOMMODATION, WITH VIEWS OVER OPEN COUNTRYSIDE TO THE REAR.

SUMMARY:

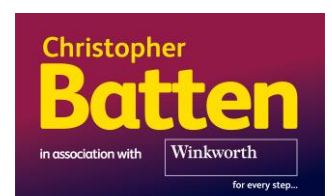
The property is situated in a small residential cul-de-sac, on this popular Bridle Way development, with easy access to lovely country walks through Cannon Hill Plantation.

Recently refurbished, the property has a modern bath/shower room, downstairs cloakroom, refurbished kitchen, engineered oak flooring to the ground floor, integral garage (with electrically operated up-and-over door), off road parking, private enclosed rear garden adjoining open countryside, gas fired central heating, and mostly UPVC double glazing.

AT A GLANCE

- Tastefully presented throughout
- 3 double bedrooms
- Views over countryside to the rear
- Recently refurbished
- Integral garage

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DESCRIPTION:

A covered entrance way with a front door leads through to the spacious reception hall where there is a built-in store cupboard and understairs coat cupboard. There is a downstairs cloakroom with a modern suite comprising WC, corner wash hand basin, tiled floor and half tiled walls.

The lounge/dining room enjoys a delightful aspect over the adjoining countryside and has a glazed patio door leading out to the rear sun deck. The recently refurbished kitchen/breakfast room has an excellent range of units, worktops, integrated fridge/freezer, Bosch 4-burner gas hob with cooker hood above, electric double oven, space and plumbing for washing machine, integrated slimline dishwasher, China sink, breakfast bar, and a door leads out to the rear garden.

From the reception hall, stairs with an oak riser lead to the spacious first floor landing where there is access to loft space (with retractable ladder, light, and is partially boarded).



Bedroom 1 enjoys lovely views over open countryside, with a built-in wardrobe, bedroom 2 also has a built-in wardrobe, and bedroom 3 has views over the adjacent countryside. The contemporary, fully tiled family bath/shower room comprises a panelled bath (with shower handspray attachment), WC, corner shower, wash hand basin, ladder rack style radiator, and electric shaver point.

An open plan front garden which is predominately laid to lawn has a block paved driveway leading to an integral garage (with an electrically operated door, lighting and power points). A side garden gate gives access to the rear garden which is nicely enclosed by timber fencing with a raised timber sun deck ideal for al fresco dining, lawned, and enjoys views over the adjacent countryside.

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 C

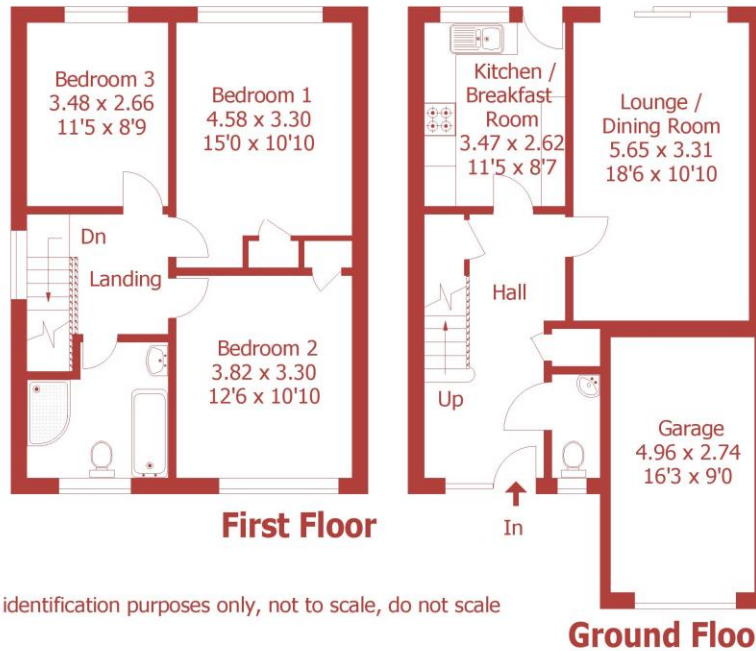
DIRECTIONS:

From Wimborne, proceed up Rowlands Hill, passing Colehill Cricket Ground on the left, and along Wimborne Road to the staggered crossroads opposite the Co-op/post office. Turn right into Middlehill Road and proceed down the hill. Take the second of the two left hand entrances to Bridle Way. Take the second turning on the right into Stirrup Close.



19 Stirrup Close, Colehill

Approximate Gross Internal Area :- 111 sq m / 1190 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		
(81-91)	B		84
(69-80)	C		
(55-68)	D	70	
(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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