



47 MALLARD ROAD, COLEHILL, WIMBORNE, DORSET, BH21 2NL  
£395,000 FREEHOLD

**A BEAUTIFULLY PRESENTED, EXTENDED 3 BEDROOM SEMI-DETACHED BUNGALOW SITUATED AT THE HEAD OF A SMALL, RESIDENTIAL CUL-DE-SAC, WITH A PRIVATE, SOUTH FACING REAR GARDEN AND A SUPERB KITCHEN/DINING ROOM.**

#### **SUMMARY:**

The bungalow was extended in 2021 to form a superb, contemporary style kitchen/dining room featuring a central lantern light, and benefits from a modern fitted bathroom, an open fireplace in the sitting room with bi-folding doors out to the rear garden, a useful attic ideal for a study/hobbies area, and a connecting door leads to the former garage which is now a utility/store room. It has gas central heating, and UPVC double glazing to the front elevation and powder coated aluminium windows and doors to the rear elevation.

#### **AT A GLANCE**

- South facing rear garden
- Superb kitchen/dining room
- Sitting room with an open fireplace and bi-folding doors
- Driveway providing ample off road parking
- Modern bathroom and cloakroom



## DESCRIPTION:

A front door leads to the main reception hall with laminate flooring, door to a utility/store room, built-in store cupboard, access to the attic which is currently used as a study/hobbies area (with retractable ladder, 2 windows, boarded, power and lighting), and there is a cloakroom.

The sitting room features an open fireplace and bi-folding doors out to the rear garden. There is a superb kitchen/dining room featuring a central lantern light comprising a range of contemporary units, island unit incorporating a breakfast bar, quartz worktops, Bosch induction hob, downdraft extractor fan, microwave, electric oven, integrated dishwasher and fridge/freezer, and laminate flooring.

There are 3 bedrooms, and a modern family bathroom comprising a bath (with wall mounted shower and glazed screen), wash basin, WC, and ladder rack style radiator.

From the reception hall, a door provides access to the former garage which is now a utility/store room with doors to the front and rear elevations.



The property stands in an elevated position, with a driveway providing ample off road parking, external EV charger, and the front garden is arranged as a wildlife garden. The south facing rear garden is nicely enclosed affording a large degree of privacy, with a lower garden terrace immediately adjacent to the property ideal for al fresco dining. There is a timber clad low retaining wall with central, gravelled steps leading to a raised garden where there is an additional patio and outdoor seating, raised beds, lawns and well stocked shrub beds.

### 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, past Colehill Cricket Ground and along Wimborne Road to the crossroads opposite Colehill Post Office. Proceed across into Lonnen Road, and take the third turning on the right into Sandy Lane. Turn right into Mallard Road, and number 47 is in a cul-de-sac at the far end.



Approximate Gross Internal Area :- 104 sq m / 1122 sq ft  
Excluding Attic



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		86
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER: Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Wimborne | 01202 841171 | properties@christopherbatten.com

[christopherbatten.co.uk](http://christopherbatten.co.uk)

