



4 LAPWING ROAD, COLEHILL, WIMBORNE, DORSET, BH21 2NN
£375,000 FREEHOLD

A MODERN 2 DOUBLE BEDROOM DETACHED BUNGALOW IN AN ELEVATED POSITION IN AN ESTABLISHED RESIDENTIAL AREA ON THE SOUTHERN SLOPES OF COLEHILL, WITH EASY ACCESS TO ATTRACTIVE WALKS AT CANNON HILL PLANTATION.

SUMMARY:

Built in 1966, the property benefits from gas central heating, the boiler for which was replaced in 2017, replacement UPVC double glazing, a conservatory (built about 5 years ago), a modern fitted kitchen and a recently refurbished shower room. Colehill has a Co-op/post office, First and Middle Schools, a library, a church, and bus services connecting to the centre of Wimborne, approximately 2 miles away. The coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo, are within about 20 minutes' drive.

AT A GLANCE

- Spacious lounge/dining room
- Modern conservatory
- Refurbished shower room
- Garage and off road parking
- 2 double bedrooms



DESCRIPTION:

Steps lead up to the front door. There is a long reception hall with loft access and an airing cupboard containing a Worcester gas central heating boiler. The spacious lounge/dining room has a central archway, a stone fireplace with inset log burner, and double glazed French doors to a rear conservatory with further double glazed French doors to the garden. The kitchen has a range of units and worktops, induction hob, cooker hood, Bosch electric oven, space for fridge-freezer, space and plumbing for dishwasher and washing machine, space for tumble dryer, and double glazed door to the side. There are 2 double bedrooms, a fully tiled shower room with corner shower and vanity wash basin, and a separate fully tiled WC with wash basin.

A long driveway provides ample off road parking and leads to a detached garage with a side window. The front garden is lawned, with flower and shrub beds and a tree. The rear garden enjoys a westerly aspect and is lawned with a selection of shrubs.



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:

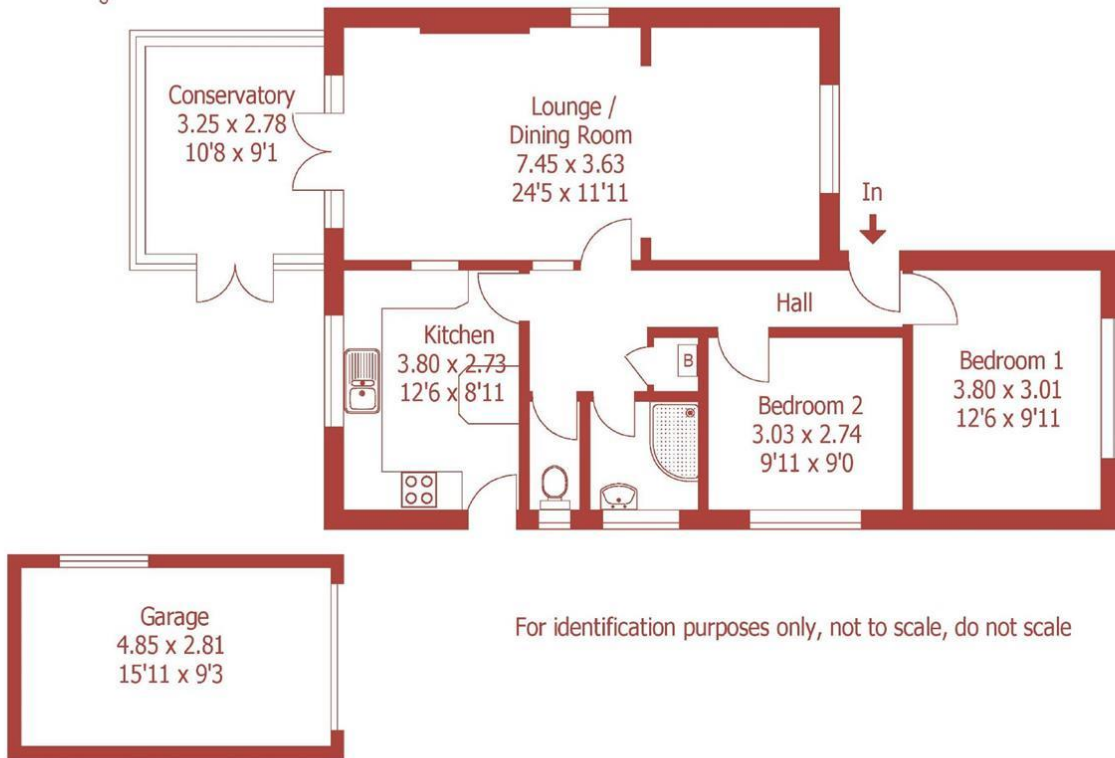
From Wimborne, proceed up Rowlands Hill, passing Colehill cricket ground and continuing along Wimborne Road to the staggered crossroads opposite the Co-op/post office. Turn right and immediately left into Lonnen Road. Take the third turning on the right into Sandy Lane, and first right into Heron Drive. At the T-junction, proceed into Mallard Road. Turn left and immediately right into Lapwing Road. The property can be found on the right hand side.





Approximate Gross Internal Area :- 82 sq m / 884 sq ft

Garage Approximate Gross Internal Area :- 14 sq m / 146 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 | |
| A (92-100) | 83 |
| B (81-91) | |
| C (69-80) | |
| D (55-68) | |
| E (39-54) | |
| F (21-38) | |
| G (1-20) | |
| Not energy efficient - higher running costs | |
| 53 | |
| England & Wales | |
| EU Directive 2002/91/EC | |

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