



36 LAPWING ROAD, COLEHILL, WIMBORNE, DORSET, BH21 2NN
£435,000 FREEHOLD

A WELL PRESENTED 2 DOUBLE BEDROOM SPLIT LEVEL BUNGALOW WITH DOUBLE GARAGING, SET IN AN ELEVATED POSITION WITH OUTSTANDING VIEWS TOWARDS CRANBORNE CHASE, AND WITHIN EASY WALKING DISTANCE OF CANNON HILL PLANTATION. NO FORWARD CHAIN.

AT A GLANCE

- NO FORWARD CHAIN
- 2 double bedrooms
- Outstanding views towards Cranborne Chase
- Double garaging
- South facing rear garden



DESCRIPTION:

The property benefits from gas central heating, UPVC double glazing, an integral double garage which could offer potential to convert into additional accommodation, subject to the necessary planning consents, ample off road parking, and a south facing rear garden with a large timber chalet. Steps lead to the front door, which gives access to an L-shaped entrance hall with loft access and airing cupboard. The triple aspect lounge/dining room has a wood burning stove, and far reaching views towards Horton Tower. There is a modern kitchen with a range of units, gas hob, electric oven, cooker hood above, space and plumbing for washing machine, space for upright fridge-freezer, and a double glazed door to a conservatory, (with a door to the rear garden.)

Bedroom 1 has a range of fitted wardrobes, a double bed recess and an alcove, bedroom 1 has a fitted wardrobe and high storage cupboards, and there is a bathroom with bath (with shower attachment), concealed cistern WC, and wash basin.



A driveway provides ample off road parking and leads to an integral double garage with 2 up-and-over doors, lighting and power points, and Baxi gas central heating boiler. Steps lead to the nicely enclosed, private, south facing rear garden which has a substantial timber chalet, a timber deck, a patio and a range of shrubs, large degree of privacy.

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:

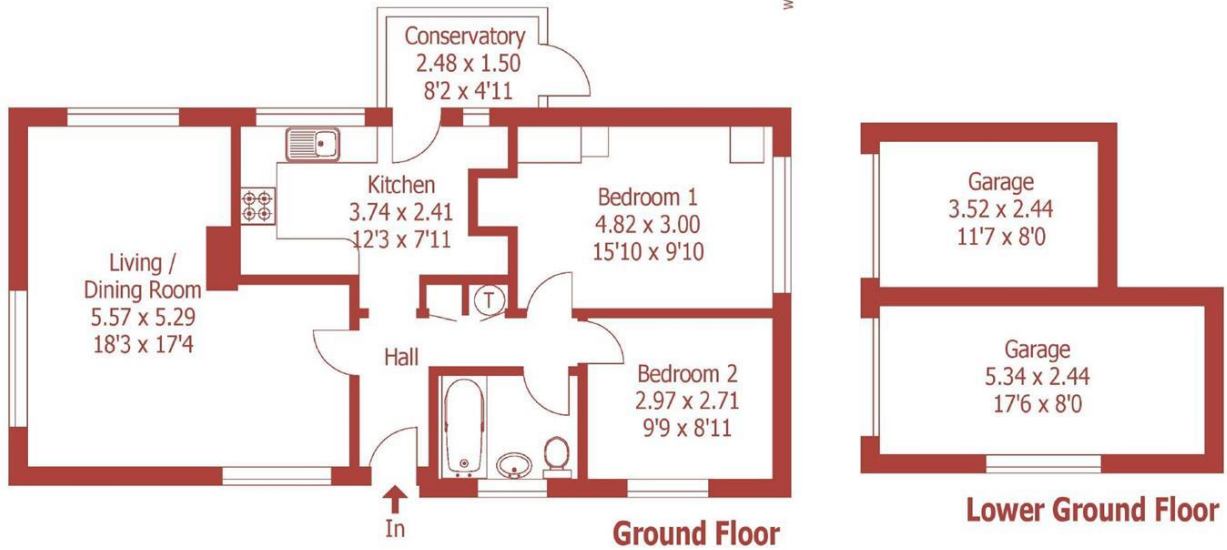
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DIRECTIONS:

From Wimborne, proceed up Rowlands Hill and along Wimborne Road to the crossroads opposite Colehill Post Office. Turn right into Middlehill Road and continue for about a mile. Turn left at Colehill First School, into Pilford Heath Road. Take the third turning on the left into Lapwing Road.



Approximate Gross Internal Area :- 74 sq m / 799 sq ft
 Garage Approximate Gross Internal Area :- 23 sq m / 246 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		86
(81-91) B		
(69-80) C		
(55-68) D	55	
(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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