



166 CUTLERS PLACE, COLEHILL, WIMBORNE, DORSET, BH21 2HZ
£340,000 FREEHOLD

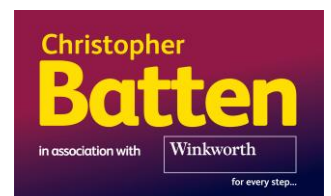
A 3 BEDROOM END OF TERRACE HOUSE PRESENTED IN BEAUTIFUL DECORATIVE ORDER AND SET BACK FROM THE ROAD, WITH A SOUTH FACING REAR GARDEN, OFF ROAD PARKING, AND A GARAGE IN A BLOCK.



AT A GLANCE

- Contemporary style family home
- Exemplary decorative condition
- Stylish open plan lounge/dining room/kitchen
- Off road parking plus garage in a block

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DESCRIPTION:

A UPVC front door leads to an entrance hall with LVT flooring, coat and shoe space, and a slatted cabinet housing the utility meters.

There is a spacious open plan lounge/dining room with a large picture window to the front, glazed double doors to the rear garden, an under stairs cupboard (housing the gas boiler.) A wide opening connects to the kitchen which looks onto the rear garden and has fitted washing machine, Neff oven, 4-ring gas hob, extractor and fridge and freezer, along with space for a slimline dishwasher.

Carpeted stairs lead to the first-floor landing, which has a loft hatch. There are 3 bedrooms and a family bathroom with shower bath, wash basin, WC and towel radiator. Bedroom 1 is a spacious double, bedroom 2 is a double with views over the rear garden, and bedroom 3 is a single room featuring fitted storage over the stairs, and currently used as a home office.

There is a garage (with a renewed roof and door) in a block.



At the front of the house, a driveway provides off road parking, and there is a lawn with a central miniature tree. A side gate leads to the south facing rear garden which features a composite deck and a large lawn. One side is lined with paving slabs leading to a shed and a small seating area. The right side of the garden has a newly installed 6ft high fence boundary, complemented by mature borders and bushes. Both sides of the garden are surrounded by 6ft fencing, while the rear boundary requires some repair and is at a lower level.

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:

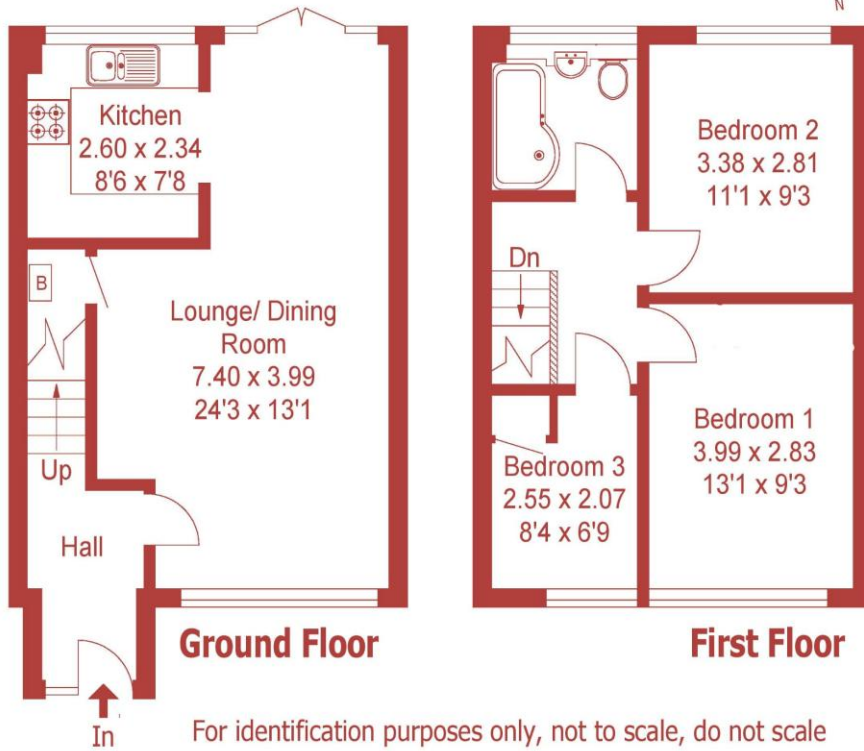
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DIRECTIONS:

From Wimborne, proceed along Leigh Road, continuing ahead at the junction with St Johns Hill. Proceed past Tops Day Nursery on the left, and, immediately before the petrol station, turn left into Hayes Lane. Take the fourth turning on the left into Jessopp Road, and the first turning on the left into Cutlers Place. Number 166 can be found on the left hand side.



Approximate Gross Internal Area :- 75 sq m / 810 sq ft



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.



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