



57 Bridle Way, Colehill
Wimborne, Dorset, BH21 2UP

A modern 4/5 bedroom detached
family house on a popular
development adjoining Cannon
Hill Plantation to the rear.

ASKING PRICE: £575,000
FREEHOLD



Christopher
Batten

in association with

Winkworth



Built in the mid-1980s and well maintained, the house benefits from gas central heating, UPVC double glazing, an open plan kitchen/family room, a sitting room, a family room/bedroom 5, 4 first floor bedrooms and 2 bathrooms.

The house amounts to approximately 1610ft², and further features include an integral garage, ample off road parking on a block paved driveway, and a large timber cabin with power and lighting.

The reception hall has laminate flooring, an under stairs cupboard and a cloak-room, and leads to a sitting room with an attractive square bay window to the front, and a decorative fireplace with electric fire concealing a fireplace and chimney.





The open plan kitchen/dining room has a patio door to the garden, modern units and worktops, Bosch dishwasher, Bosch gas hob, extractor hood, 2 full sized Hotpoint electric ovens, microwave and space for fridge-freezer.

The separate utility room has a Worcester gas boiler (fitted about 2 years ago), space and plumbing for washing machine and tumble dryer, and doors to the garage and garden.

From the hall, steps lead down to a family room/bedroom 5.



The first floor landing has airing and hanging cupboards, and access via retractable ladder to partly boarded loft space with fitted light.

Bedroom 1 has built-in wardrobes and cupboards, and an en suite shower room. Bedroom 2 enjoys far reaching views, bedroom 3 has a deep storage cupboard, and there is a spacious fourth bedroom.



The family bathroom comprises bath (with shower and screen above), wash basin and WC.

A block paved driveway provides ample off road parking and leads to an integral garage with lighting, power and personal side door. The front garden is screened by an established hedge and laid to gravel interspersed with shrubs.

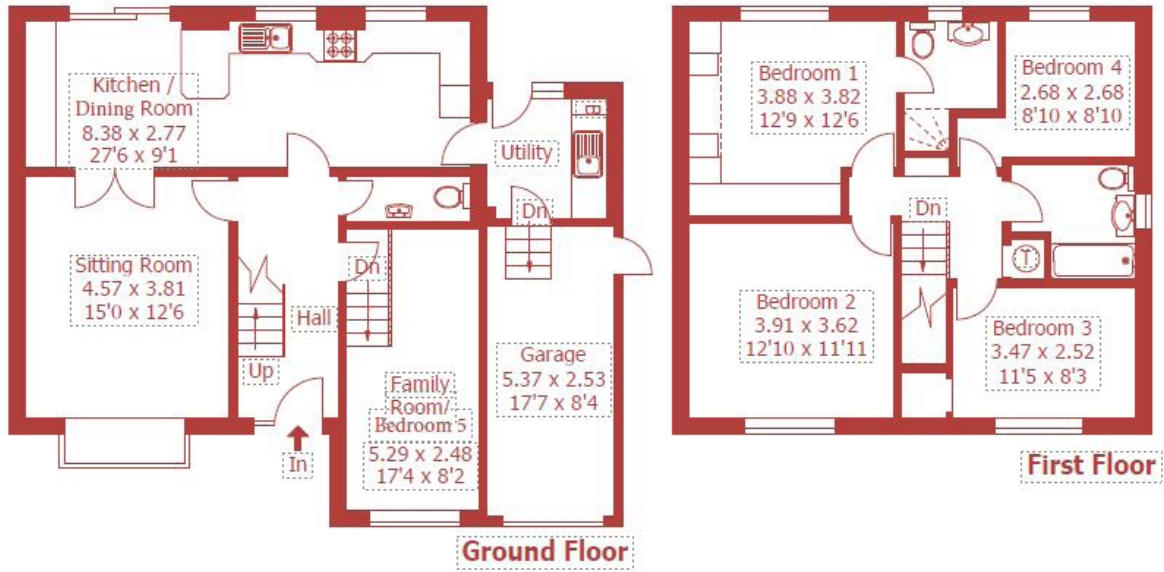
A side gate leads to a private, enclosed rear garden backing on to Cannon Hill Plantation.

It has a paved lower terrace, a water tap, a brick retaining wall and steps to a raised lawned area with a paved patio and flower and shrub borders.

On the upper level there are raised sleeper beds, attractive flowering shrubs, and a substantial timber cabin with lighting and power.



Approximate Gross Internal Area :- 150sq m / 1610 sq ft



For identification purposes only, not to scale, do not scale



DISCLAIMER:

Winkworth 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 Winkworth 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.



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.







Directions: From the Canford Bottom gyratory, proceed into Canford Bottom and take the third turning on the right into Bridle Way.

Follow the road around and number 57 can be found on the right hand side.

Council Tax: Band E

Christopher
Batten

in association with

Winkworth