



21 GLYNVILLE CLOSE, COLEHILL, WIMBORNE, DORSET, BH21 2SL  
£325,000 FREEHOLD

## A WELL PRESENTED 3 BEDROOM END OF TERRACE HOUSE, RECENTLY REFURBISHED, WITH A BRAND NEW KITCHEN, A MODERN BATHROOM AND AN EXCELLENT RANGE OF FITTED BEDROOM FURNITURE.

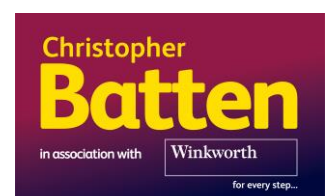
### SUMMARY:

The house has facing brick elevations, a concrete interlocking tiled roof, replacement UPVC double glazing, and gas central heating (the boiler for which was replaced in 2023). It stands in an elevated position on a quiet cul-de-sac development on the southern slopes of Colehill, and has a good sized, semi-walled rear garden and a large timber shed/workshop. There is easy access to scenic walks at Cannon Hill Plantation.

### AT A GLANCE

- Marketed by Christopher Batten in association with Winkworth
- Dual aspect lounge/dining room
- Refitted kitchen and bathroom
- Excellent fitted bedroom furniture
- Good sized garden

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## DESCRIPTION:

A reception hall (with an excellent range of cupboards and shelving) leads to a cloakroom with WC and wash basin. The dual aspect lounge/dining room has a large picture window to the front and a patio door to the rear garden. The kitchen was fitted by Select Interiors, and has contemporary style units, quartz worktops, space and plumbing for washing machine and dishwasher, Neff combination oven with warming drawer, further full oven with 'slide & hide' door, induction hob with down-draught extractor, fridge-freezer, retractable larder, and cupboard containing the recently fitted combination boiler.

From the hall, stairs lead to a first floor landing with loft access and 2 deep built-in cupboards. Bedroom 1 has a full run of fitted wardrobes with a centre shelving unit and LED interior lighting. Bedroom 2 has fitted wardrobes, and bedroom 3 has a space-saving pocket door, a fitted wardrobe and units, and a double bed recess.



The bathroom has fully tiled walls, a towel radiator and a modern suite comprising a bath (with shower and screen above) and a vanity unit with inset wash basin and concealed cistern WC.

There is on street parking, and a footpath leading to the front of the property, where there is a maple tree. A gate gives access to the side of the house, where there's a large timber shed/workshop (with fitted light and power points.) The nicely enclosed, semi-walled rear garden is predominantly lawned, with a paved patio.

### 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:

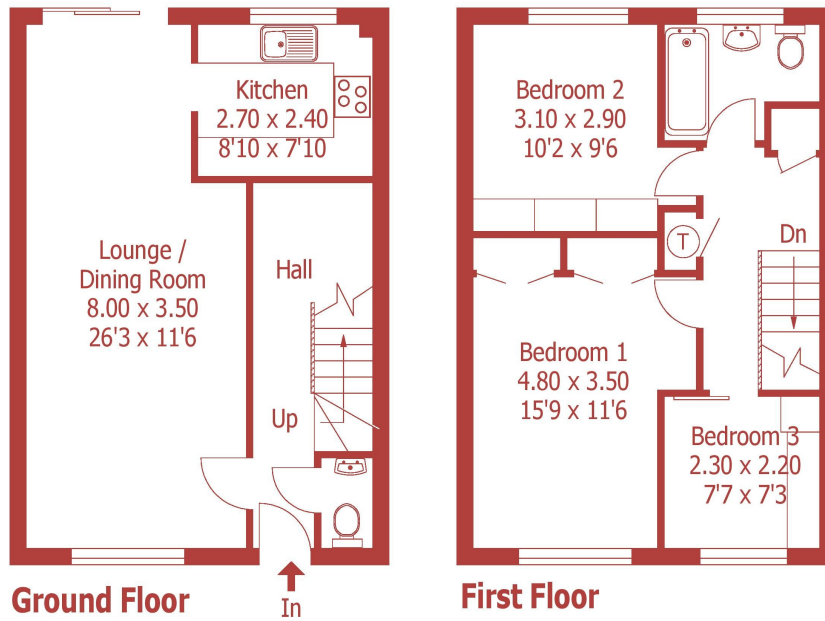
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### DIRECTIONS:

From Wimborne, proceed up Rowlands Hill and along Wimborne Road to the staggered crossroads with the Co-op/Post Office ahead. Turn right into Middlehill Road, passing the shops on the right. Turn left into Glynville Road. At the end, turn left into Glynville Close, and turn right again, and the house can be found on the left hand side.



Approximate Gross Internal Area :- 85 sq m / 913 sq ft



For identification purposes only, not to scale, do not scale  
Created using existing drawings and dimensions

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		87
(81-91)	B		
(69-80)	C		
(54-68)	D	68	
(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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