



14 DALES DRIVE, COLEHILL, WIMBORNE, DORSET, BH21 2JS
OFFERS IN EXCESS OF £465,000 FREEHOLD

A DECEPTIVELY SPACIOUS 4 BEDROOM SEMI-DETACHED CHALET STYLE HOUSE WITH A LARGE, SOUTH FACING REAR GARDEN, IN AN ESTABLISHED RESIDENTIAL ROAD.

SUMMARY:

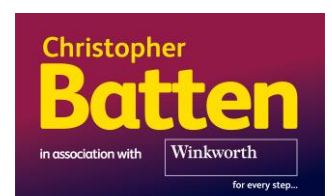
Tastefully presented throughout, the property has undergone a course of refurbishment and re-decoration, and includes a large garage/workshop and ample off road parking. It benefits from gas central heating and UPVC double glazing.



AT A GLANCE

- Spacious living room & dining room
- Modern kitchen & utility room
- 2 ground floor bedrooms & shower room
- 2 first floor bedrooms & shower room
- Ample parking, long garage & south facing garden

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DESCRIPTION:

There is a reception hall with a range of cupboards and a shelf unit. The nicely proportioned living room has a limestone fireplace with gas fire, timber flooring, and an open archway to a dining room with a patio door to the garden terrace. The kitchen, which was re-fitted about 2 years ago, has underfloor heating, a Worcester gas boiler, a recess for a fridge-freezer, a fitted range cooker, extractor and integrated dishwasher.

The separate utility room has space and plumbing for washing machine and tumble dryer, and a sliding door to a modern shower room. There are 2 ground floor bedrooms to the rear.

There is a split first floor landing, with a stairs leading to a shower room. There are 2 first floor bedrooms, one of which has built-in wardrobes.

A driveway leads to a parking area which leads to a long garage (with up-and-over door, inspection pit, lighting, power points and side door to the rear garden.)



The nicely enclosed, south facing rear garden has been landscaped for ease of maintenance, with a split level Italian porcelain tiled terrace, raised planters, a lower artificial grass lawn and a hardstanding for a garden studio (with drainage and electrics installed.)

LOCATION:

There is a One Stop convenience store at the end of Dales Drive, and a shop at the nearby petrol station. Wimborne town centre, about 2 miles away, has a comprehensive range of retail, education and leisure amenities. There is easy access to the A31 towards Southampton and London, and the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo, are within 30 minutes' drive.

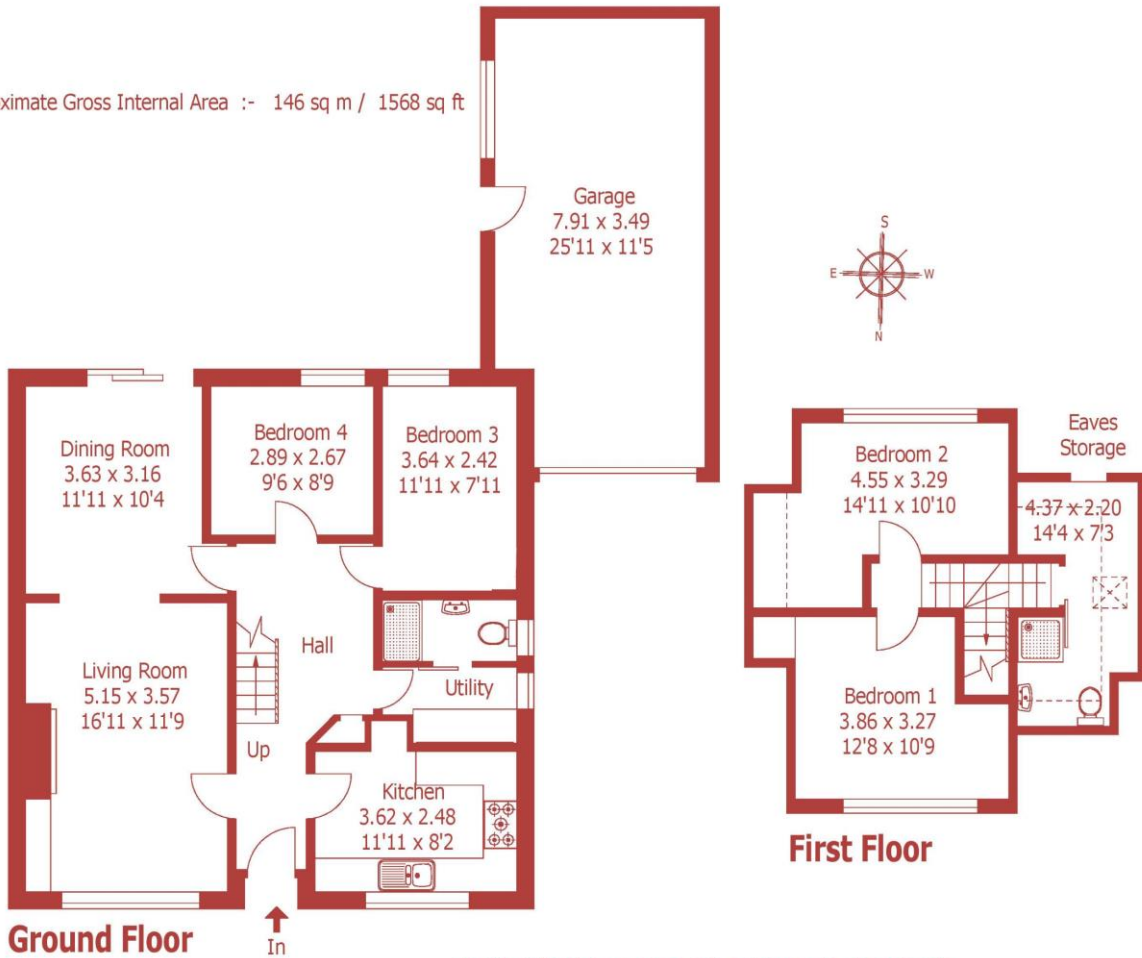
COUNCIL TAX: Band D

DIRECTIONS:

Leave Wimborne in an easterly direction along Leigh Road, which becomes Wimborne Road West. At the petrol station on the left, turn left into Hayes Lane. Take the third turning on the right into Dales Drive, and number 14 can be found on the right.



Approximate Gross Internal Area :- 146 sq m / 1568 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		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(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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