



*Asking Price*

**£595,000**

HAYES CLOSE, COLEHILL BH21 2JL

Freehold



- ◆ DETACHED CHALET BUNGALOW
- ◆ FOUR BEDROOMS
- ◆ THREE BATHROOMS
- ◆ OPEN FARM LAND VIEWS
- ◆ CUL DE SAC LOCATION
- ◆ UNDERFLOOR HEATING
- ◆ GARAGE AND OFF ROAD PARKING
- ◆ SOLE AGENTS

An immaculately presented, four bedroom, chalet bungalow that enjoys rural views across adjoining farm land from a westerly aspect rear garden, en-suite facility to principle bedroom, two reception rooms with a contemporary extension which boasts bifolding doors. Garage and off road parking, sole agents.

### Property Description

The property was redeveloped in 2015 and offers well-proportioned and versatile accommodation that will suit a wide variety of purchasers. Hayes Close is situated close to the protected green space of 'By The Way Field,' and is a circular no through road which provides a peaceful residential environment. This particular property is positioned on the westerly edge. The ground floor accommodation boasts an extended living room, with remote operated roof light with fitted rain sensor to close automatically delivering views across the rear garden and beyond. There is a modern fitted kitchen which enjoys a rear aspect, formal dining room, ground floor shower room and office/bedroom four. The first floor offers two generous double bedrooms and a further single bedroom and there is a family bathroom as well as en-suite shower room. The home benefits from having underfloor heating as well as a fitted water softener and is entirely double glazed throughout.





## Gardens and Grounds

The front garden is laid to a kept lawn and there is a block paved driveway suited to several vehicles which in turn gives access to the integral single garage with an electric up and over style door and remote key fob. There is access to the rear garden from the left hand side of the home via a pathway with garden gate. The rear garden is again primarily laid to a level kept lawn and the rear boundary is set with a low level feather edge fence which allows you to enjoy the views across the adjoining farmland and beyond. Across the rear elevation there are paved patio areas ideal for enjoying alfresco dining and a central pathway leads towards the rear boundary where there is a further paved patio area.

## Location

Wimborne is a vibrant and thriving market town in East Dorset with a comprehensive mix of shopping facilities, restaurants, and attractions to appeal to everyone. Easily accessed by car from all directions via the A31, A35 and B3081 Wimborne has great public transport links to Bournemouth, Poole and surrounding areas including a comprehensive network of bus routes. Wimborne is immersed in a varied history, preserved and on-show in the c.705 AD Minster Church of Cuthburga with its chained library which is one of only four world-wide. The beautiful twin towers of the Minster provide an elegant backdrop to the town's historic architecture and alongside The Priest's House Museum & Gardens, Wimborne Model Town and the 1930's Art Deco Tivoli theatre, combine to make Wimborne a popular tourist attraction. Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought-after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridleways, footpaths and coastal routes to explore.



Size: 1710 sq ft (158.8 sq m)

Heating: Gas fired (combi) (9 yrs old, serviced regularly)

Glazing: Double glazed

Loft: 75% boarded.

Parking: Driveway & single garage

Garden: West facing

Main Services: Electric, water, gas, drains

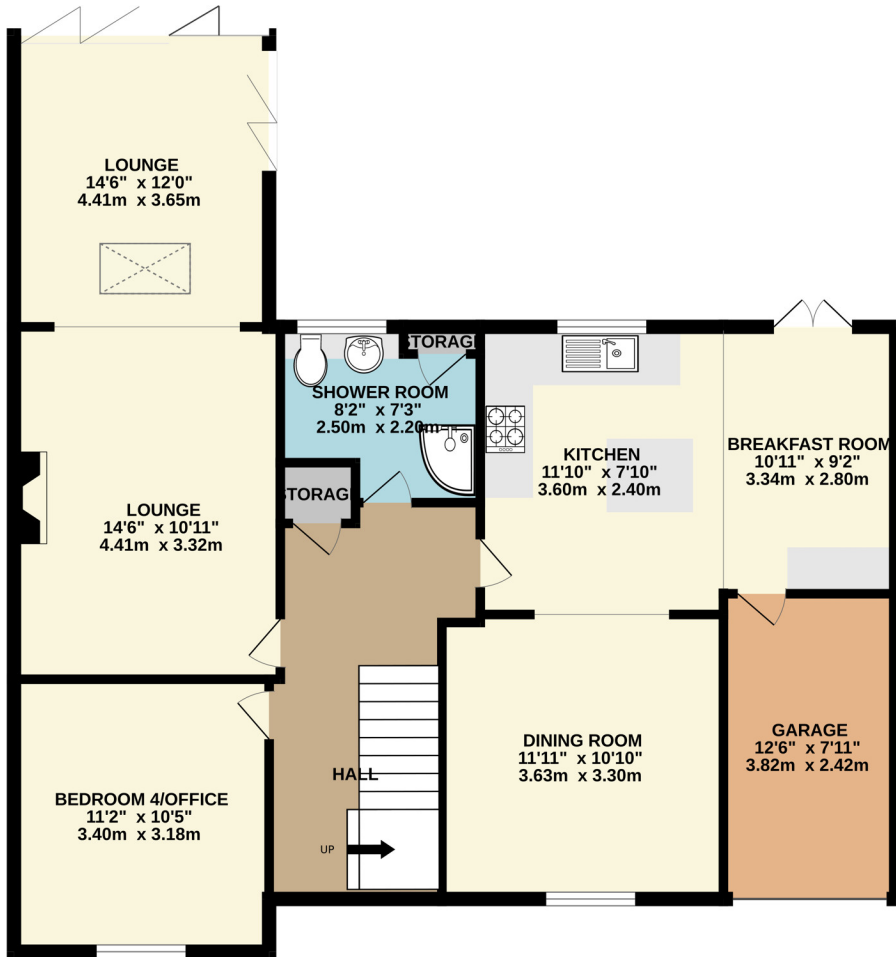
Local Authority: Dorset Council

Council Tax Band: E

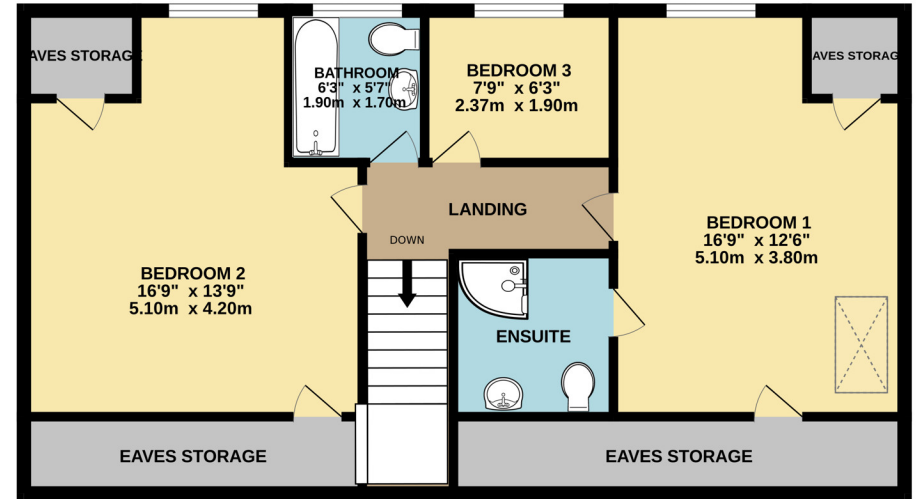




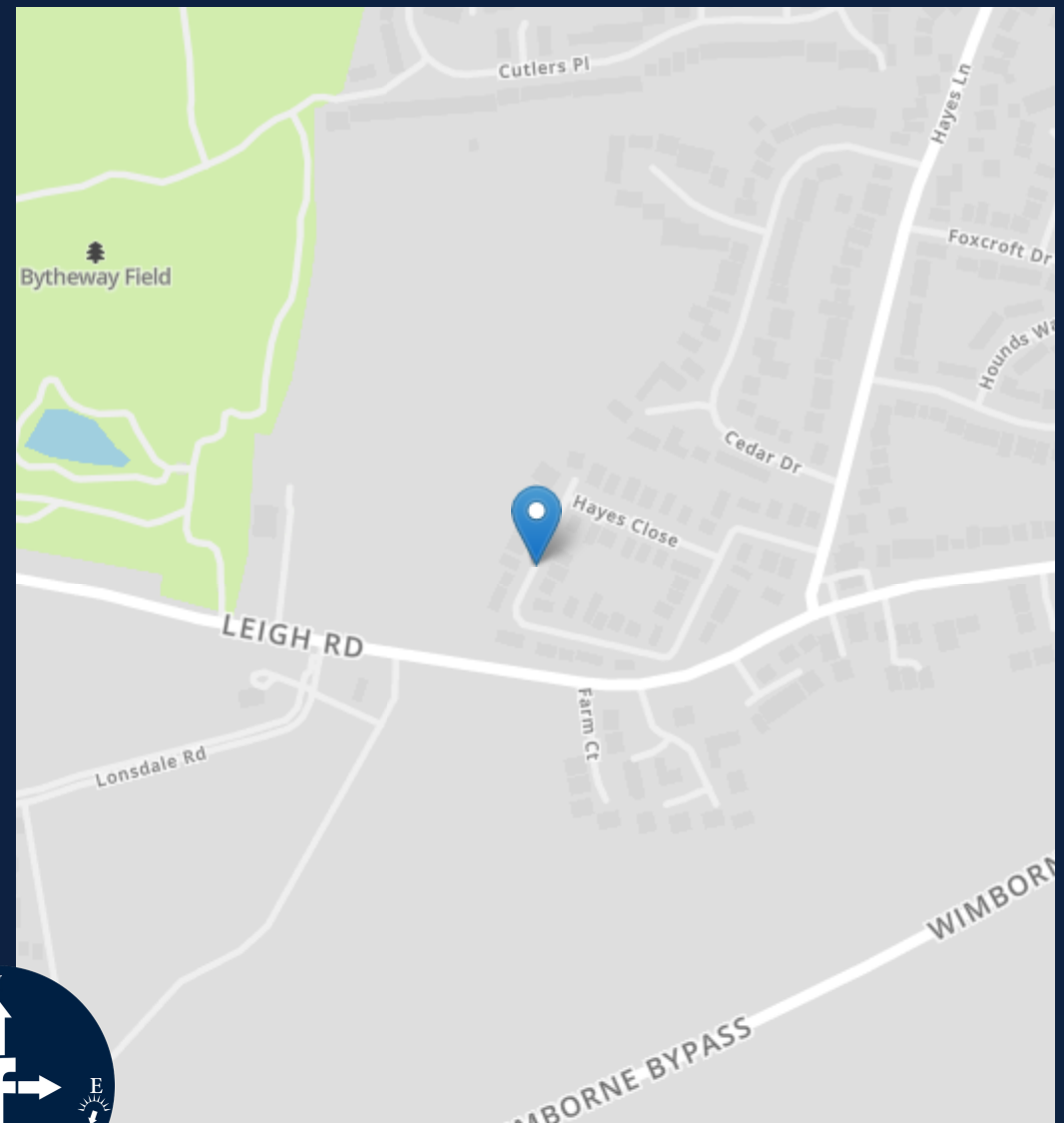
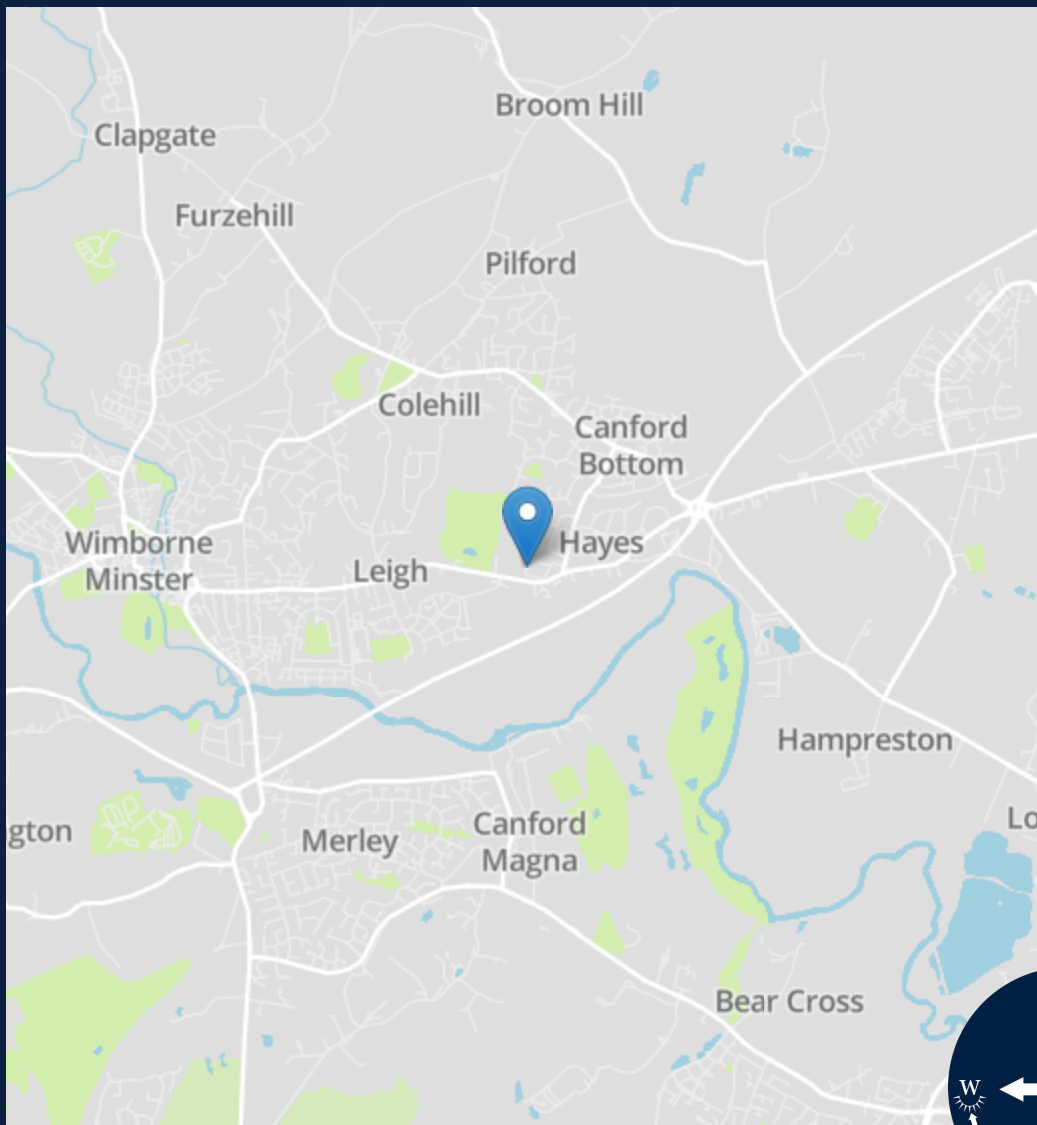
**GROUND FLOOR**  
994 sq.ft. (92.3 sq.m.) approx.



**1ST FLOOR**  
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA : 1710 sq.ft. (158.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		70	80

England, Scotland & Wales

EU Directive 2002/91/EC



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