



*Asking Price*

£425,000

Freehold

46 HAYES LANE, COLEHILL, WIMBORNE, DORSET BH21 2JF



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1



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- ◆ DETACHED BUNGALOW
- ◆ THREE DOUBLE BEDROOMS
- ◆ SCOPE TO EXTEND (STPP)
- ◆ DETACHED SINGLE GARAGE

A secluded, three bedroom, detached bungalow boasting scope to extend, as well as a detached garage, and being offered without a forward chain.

## Property Description

The property occupies a private and secluded plot on this popular residential road. The accommodation comprises of a triple aspect living room, three double bedrooms, two with built-in wardrobes, kitchen and family bathroom with separate WC. The home has been double glazed throughout, benefits from gas fired heating and, in our opinion, offers scope to be extended (STPP).

## Gardens and Grounds

The front garden is primarily laid to a tarmacadam driveway which is suited to several vehicles, and this in turn gives access to the detached single garage with an up and over style door. There is a brick-built wall between the bungalow and garage which incorporates a garden gate that denotes access to the rear garden which extends around three elevations of the property. The garden is generally private and screened by a variety of closed panel fences and mature laurel hedging.

## 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: 907 sq ft (84.2 sq m) including garage**

**Heating: Gas fired (vented)**

**Glazing: Double glazed**

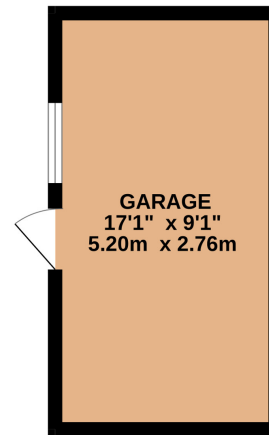
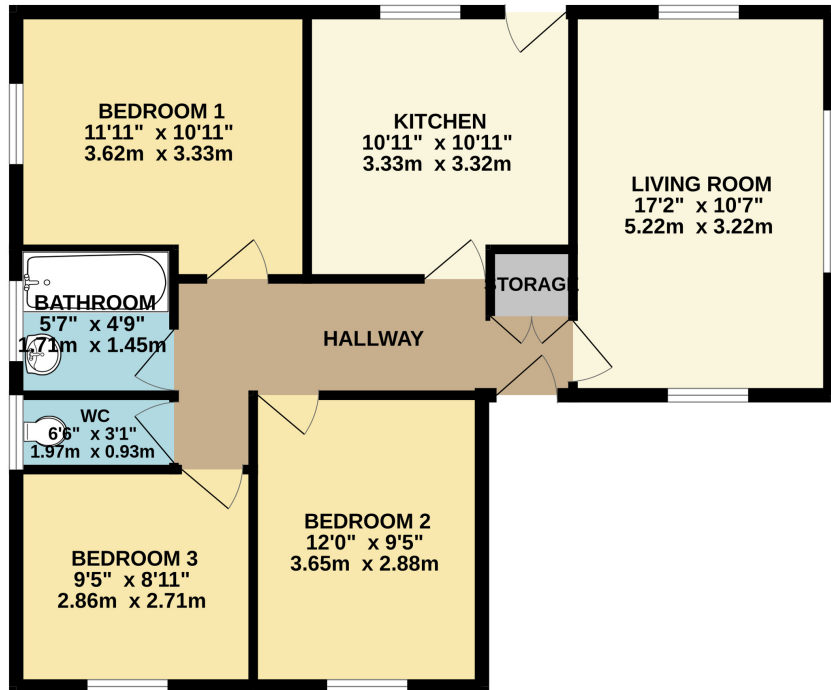
**Parking: Driveway and single garage**

**Garden: North facing**

**Main Services: Electric, water, gas , drains, telephone**



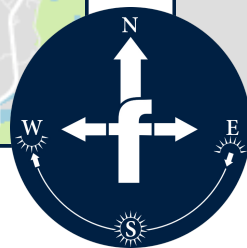
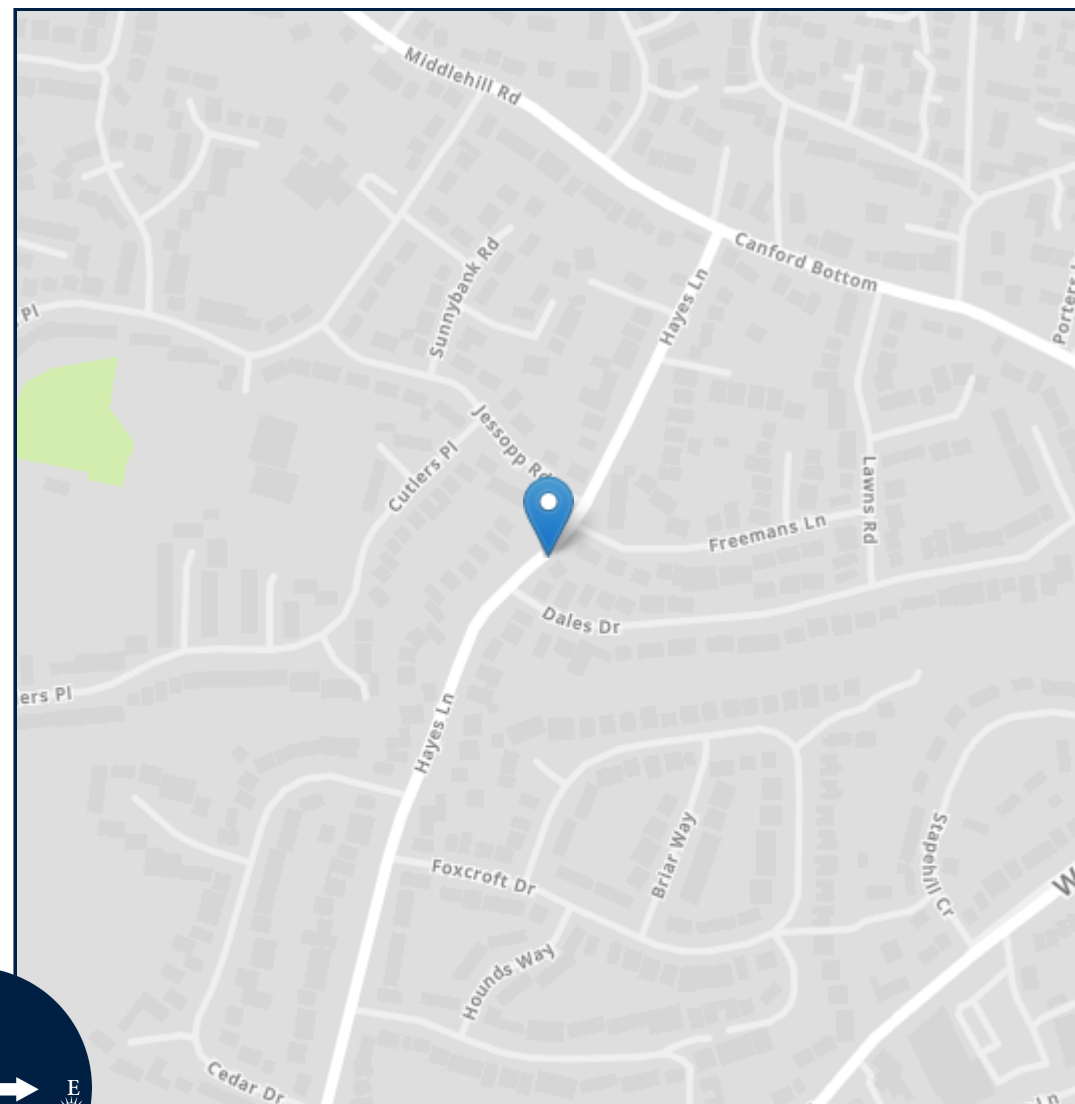
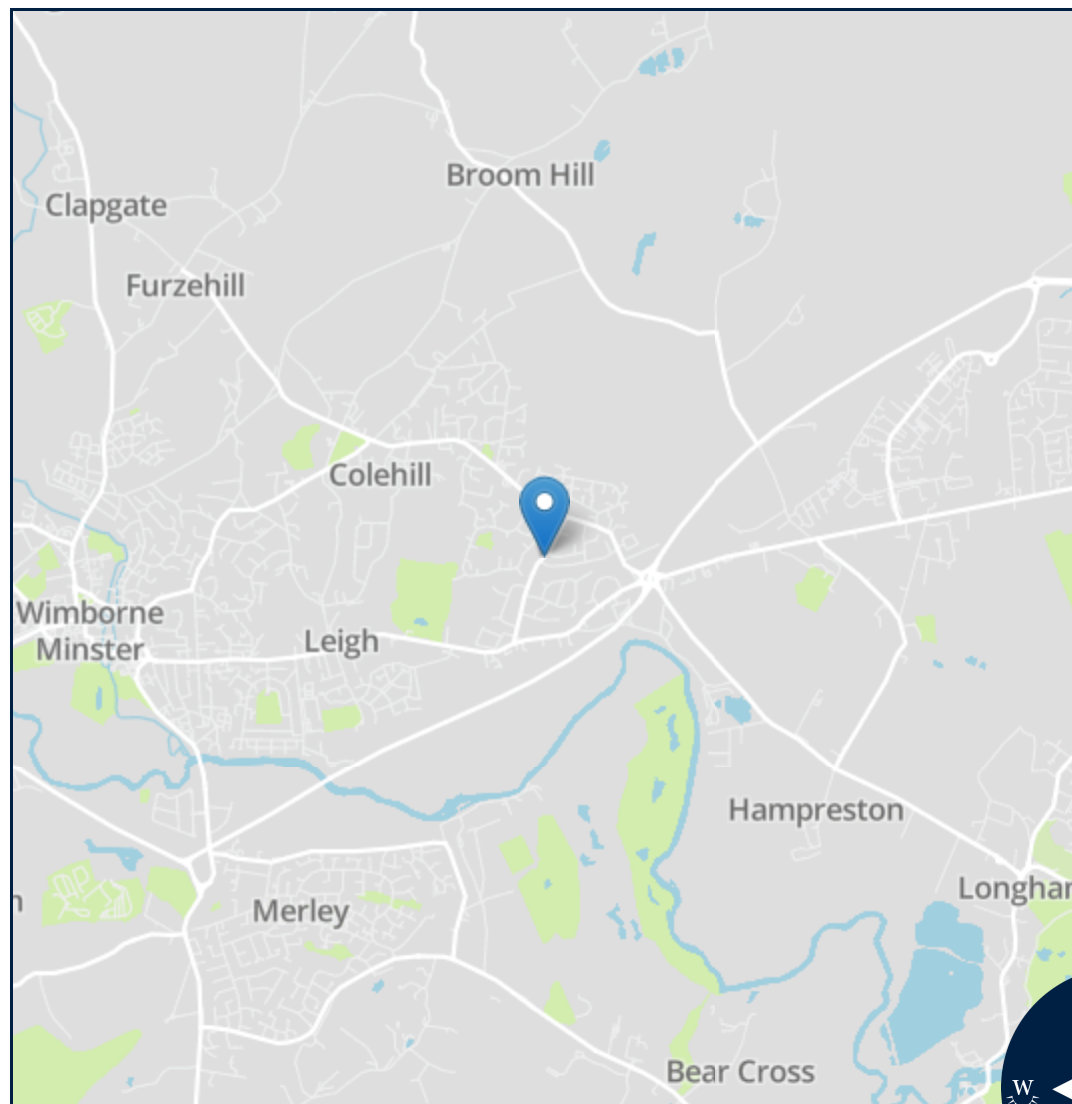
GROUND FLOOR  
907 sq.ft. (84.2 sq.m.) approx.



TOTAL FLOOR AREA : 907 sq.ft. (84.2 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>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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