



76a Lonnen Road, Colehill, Wimborne, BH21 7AX



A new build detached home occupying a quiet, tucked away position situated in a desirable location in Colehill with 3/4 bedrooms and 3 bath/shower rooms.

- Impressive open plan living area and kitchen
- Separate snug/office
- Ground floor bedroom and shower room
- Utility
- Landscaped garden
- Gated driveway with good parking
- Finished to a high standard throughout
- Underfloor heating (ground floor)
- Air source heating
- Garden shed
- New build guarantee

## **ASKING PRICE:**

£585,000 (Freehold)

## **EPC RATING:**

Band - tbc





## THE PROPERTY

The property is an individual, one off new build, detached chalet style home finished to a high specification. The flexible accommodation centres around an impressive open plan living space. With scope to be arranged with 2, 3 or 4 bedrooms this delightful property would be ideal for a family, or downsizing buyer searching a for new, low maintenance, energy efficient home.

The accommodation briefly comprises; an entrance hall. Along the rear of the house is a spacious open plan kitchen dining family room with bifold doors leading out to the garden. The luxury cream shaker style kitchen includes quartz work surfaces, a breakfast bar, a fitted fridge freezer, dishwasher, and a Neff oven and hob. The separate utility room will provide further storage space and room for a washing machine.

Also on the ground floor is the third bedroom, a study/snug and a shower room with a three piece suite.

Upstairs there are two further double bedrooms, both have access to eaves storage space. Bedroom 1 has an en suite shower room with a large walk-in shower, WC and wash hand basin. The main family bathroom comprises a four piece suite with bath, separate shower, WC and wash hand basin.

## OUTSIDE

The property is approached via a driveway leading to the properties gated, block paved drive, with parking space for several vehicles. The front garden has been landscaped with planted borders. A side path leads to the rear of the property and there is a timber shed.

The rear garden is a further feature of the property enjoying a good degree of seclusion with a generous paved patio along the rear of the property, together with a lawn garden and further well stocked planted borders.



## LOCATION

The property is located along Lonnen Road which comprises a pleasant mix of detached houses, bungalows and cottages set on the northern side of Colehill leading out to open countryside. Nearby Cannon Hill plantation is ideal for walkers.

Colehill has a range of local shops and amenities together with sought after schooling. The market town, Wimborne Minster is located 1.5 miles away, it has a thriving town centre with a range of independent coffee shops and retailers together with larger chain stores including a Waitrose supermarket.

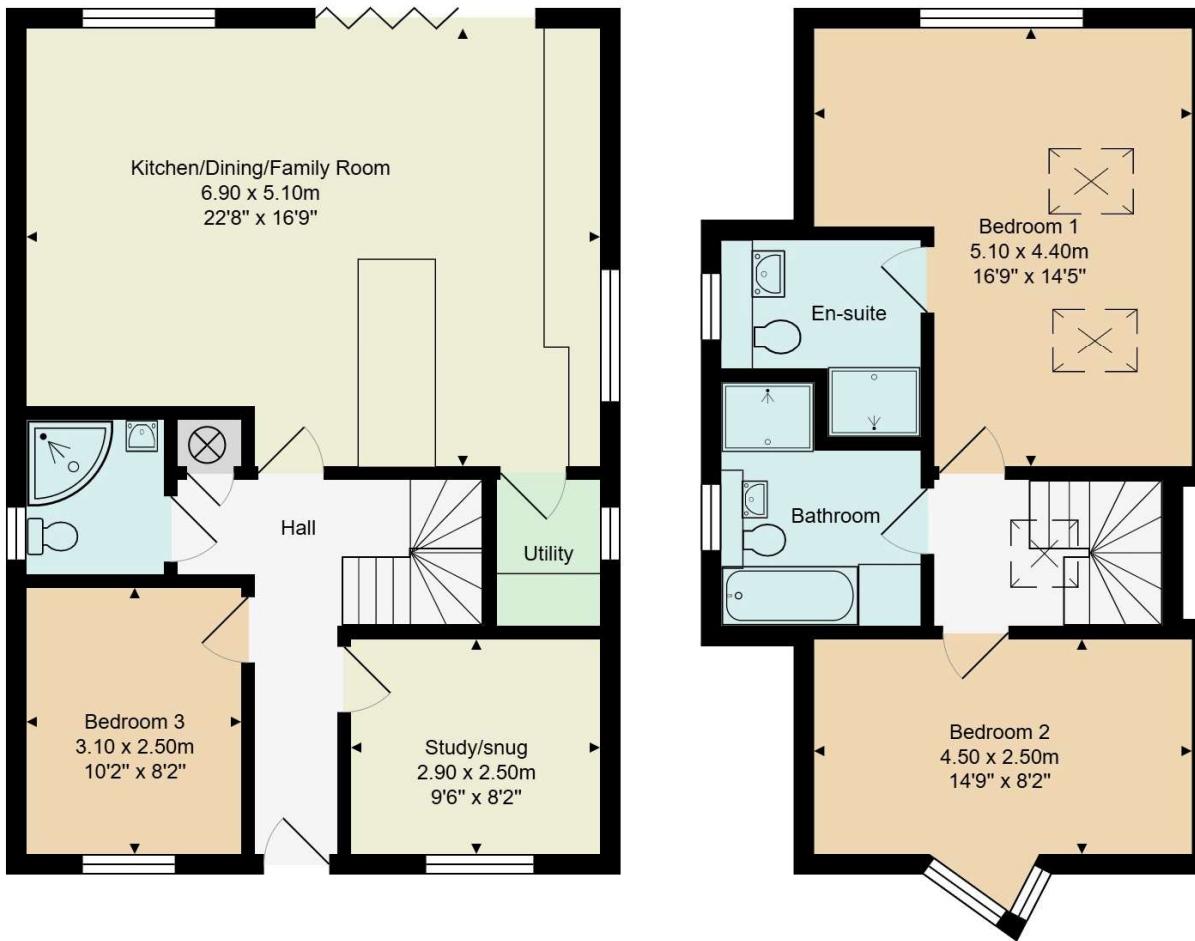
The A31 is close by providing excellent transport links to Ringwood, Southampton and beyond.

## ADDITIONAL FEATURES

- Block paved driveway
- UPVC double glazed windows
- Herringbone flooring throughout the hall and kitchen/living area
- Luxury kitchen with integrated appliances
- Landscaped, low maintenance garden
- Quiet location close to open countryside
- Immediately available
- Electric car charging point

Council tax – tbc





All measurements are approximate and for display purposes only.

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For more information or to arrange a viewing please contact us;

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