



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 for a 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

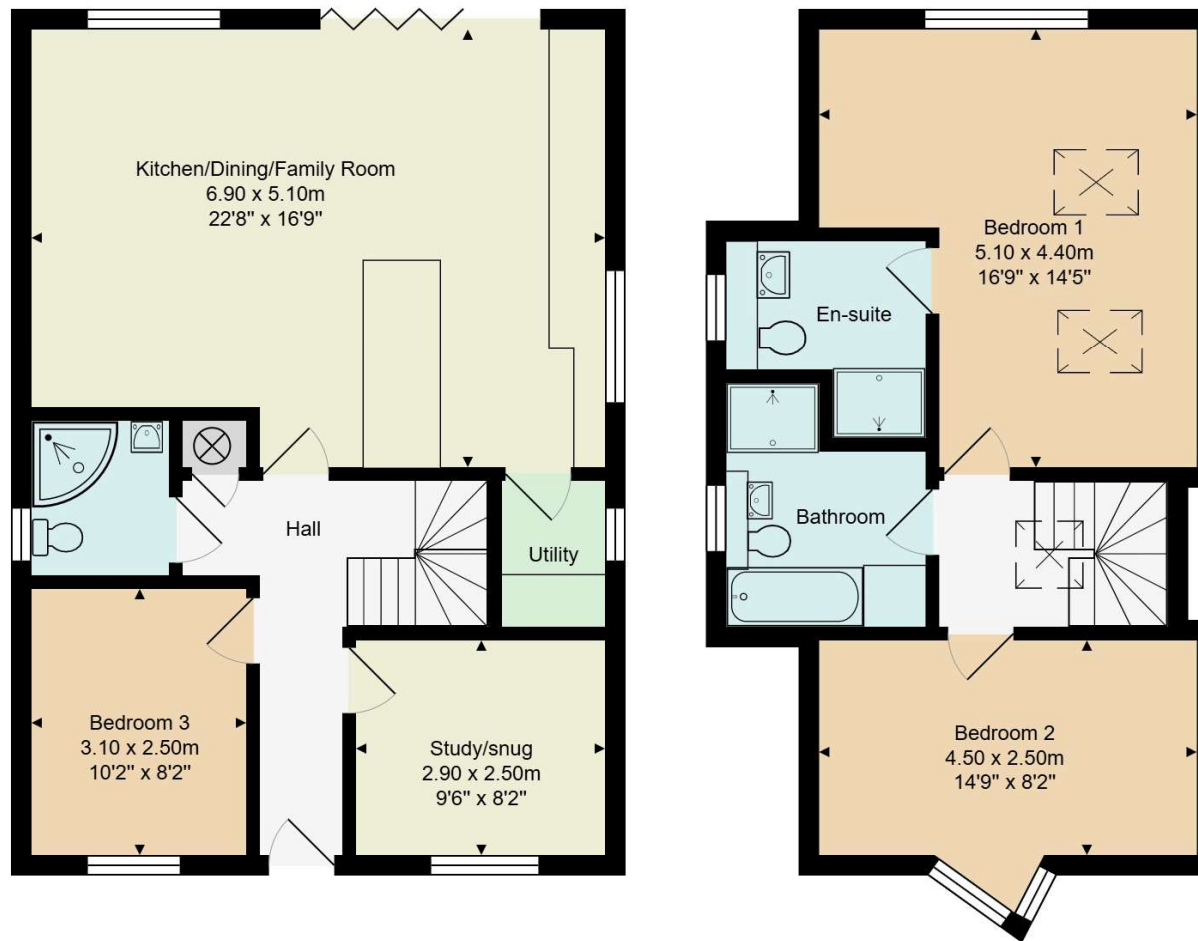
- Block paved driveway
- UPVC double glazed windows
- Herringbone flooring throughout the hall and kitchen/living area
- Luxury kitchen with integrated appliances
- Landscaped, low maintenance garden
- Quiet location close to open countryside
- Immediately available
- Electric car charging point

Council tax – tbc









All measurements are approximate and for display purposes only.

Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

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

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