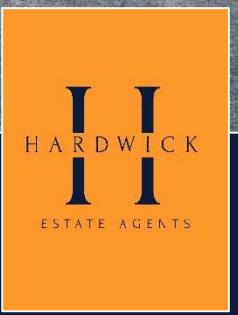




76 Lonnen Road, Colehill, Wimborne, BH21 7AX



A large 4 bedroom detached house situated in a desirable location, now requiring some updating. Offered with no chain.

- 4 bedrooms, 2 bath/shower rooms
- Modern kitchen/breakfast room
- Spacious sitting/dining room
- Study
- Downstairs wc
- Reception hall
- Utility room
- Driveway parking
- Gas fired central heating
- Scope and potential for improvement
- Desirable location close to open countryside
- No chain

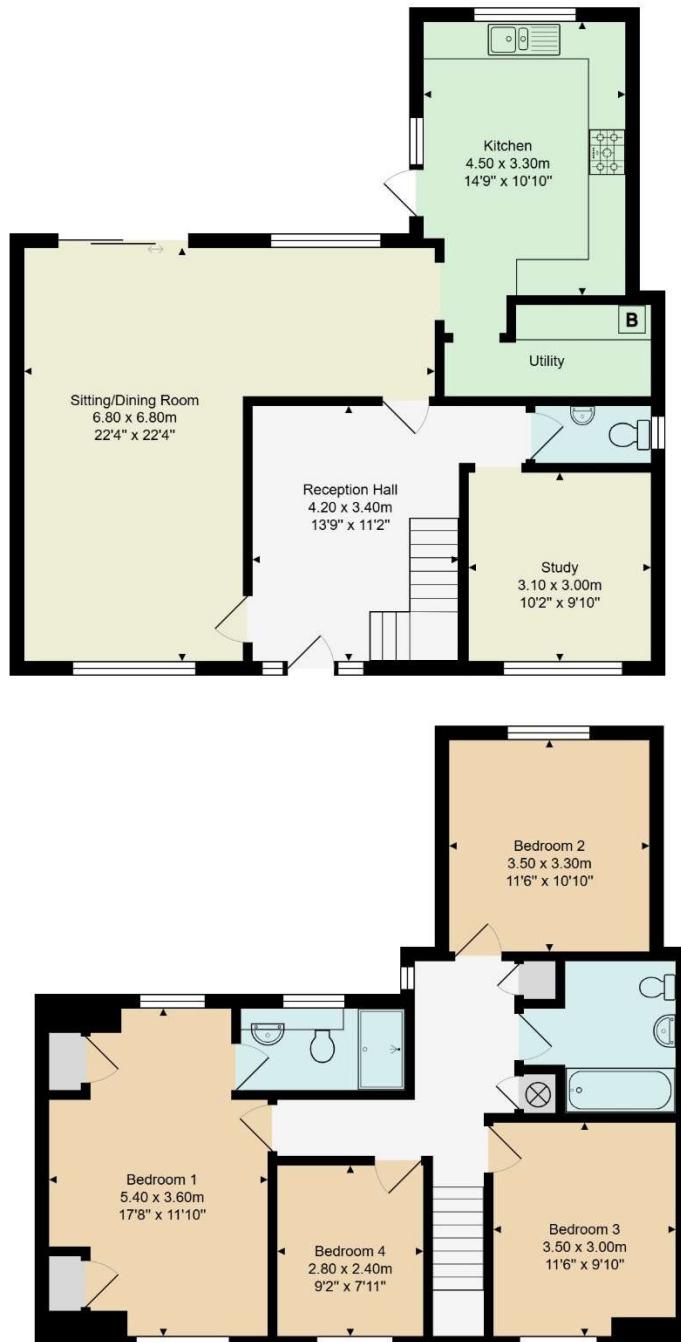
## **GUIDE PRICE:**

£525,000 (Freehold)

## **EPC RATING:**

Band - D





All measurements are approximate and for display purposes only.

## LOCATION

The property is situated in the popular residential area of Colehill. Colehill offers a range of shops, amenities and sought after schooling. Cannon Hill Plantation, the Castleman Trailway and the River Stour are located nearby providing good walking. The market town, Wimborne Minster is located less than 1.5 miles away offering a wider range of facilities.

## THE PROPERTY

The property is an extended detached house offering both spacious and versatile accommodation. It does benefit from some more recent improvements including a modern fitted kitchen and en suite shower room, however elsewhere the property does now require improvement offering tremendous scope and potential.

The accommodation briefly comprises; a reception hall with stairs rising to the first floor accommodation. The sitting dining room is a large l-shaped space with dual aspect windows and sliding patio doors leading to the garden.

The modern kitchen breakfast room offers a good range of matching base and eye level units with fitted appliances including an electric double oven, gas hob, dishwasher with matching fascia unit, and a double American style fridge freezer. There is a separate utility room with further storage and space for additional appliances.

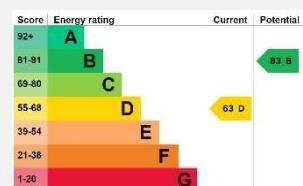
There is a ground floor study/5<sup>th</sup> bedroom and a cloakroom with WC and wash hand basin.

Upstairs that are four well proportioned bedrooms. The spacious main bedroom has dual aspect windows and fitted wardrobes. There is a modern en suite shower room. The main family bathroom has a three piece suite.

Outside there is driveway parking to the front of the property. The front garden is mainly laid to mature shrub borders. The rear garden is enclosed by timber fencing and there is a patio seating area and lawned garden.

## ADDITIONAL INFORMATION

Council tax – E





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;

T: 01202 094277 E:[info@hardwickea.co.uk](mailto:info@hardwickea.co.uk)

[www.hardwickea.co.uk](http://www.hardwickea.co.uk)