



27 CANFORD VIEW DRIVE, COLEHILL, WIMBORNE, DORSET, BH21 2UW
£455,950 FREEHOLD

A MODERN 3 BEDROOM DETACHED HOUSE WITH A PROFESSIONALLY LANDSCAPED, SOUTH FACING REAR GARDEN ADJOINING WOODLAND TO THE REAR.

SUMMARY:

Features include a recently re-built conservatory, a re-fitted cloakroom and shower room, a blocked paved driveway and a garage. The property was extended in the late 1980s to provide a larger third bedroom and benefits from UPVC double glazing and gas fired central heating.



AT A GLANCE

- Professionally landscaped, south facing rear garden adjoining woodland to the rear
- Spacious lounge & dining room
- Garage & off road parking
- Conservatory



DESCRIPTION:

Features include a recently re-built conservatory, a re-fitted cloakroom and shower room, a blocked paved driveway and a garage. The property was extended in the late 1980s to provide a larger third bedroom and benefits from UPVC double glazing and gas fired central heating.

The property is conveniently situated within walking distance of first and middle schools and local shops in Colehill, and is about 1.5 miles from Wimborne town centre which offers an excellent range of amenities.

An entrance vestibule leads to a recently re-fitted cloakroom with WC and wash basin.

The spacious lounge has glazed double doors to a dining room, which in turn has sliding patio doors to a recently built UPVC double glazed conservatory (with door to the garden).

The kitchen overlooks the rear garden, and features a range of Shaker style units, worktops, space for cooker, space for upright fridge/freezer, space and plumbing for washing machine and dishwasher, wall mounted gas boiler, and door to outside.



There is an airing cupboard off the first floor landing. Bedroom 1 has a rear aspect and fitted wardrobes, and bedrooms 2 and 3 are at the front. The former bathroom has recently been re-fitted as a shower room, with shower enclosures, wash basin and WC.

Both front and rear gardens have recently been professionally landscaped. To the front there is a lawn with a rockery and flower beds. A block paved driveway provides off road parking and leads to a garage (with electric roller door).

The secluded, southerly facing rear garden is a particular feature, adjoining woodland to the rear, and featuring lawns and shrub borders.

LOCATION:

Colehill offers first and middle schools, a church, a library, local shops including a Co-Op/post office, and scenic walks in Cannon Hill Plantation. Bus services connect to the market town of Wimborne Minster (approximately 2 miles) with its busy shopping centre and wide range of amenities, and to the coastal town of Bournemouth which has a mainline rail link to London Waterloo.

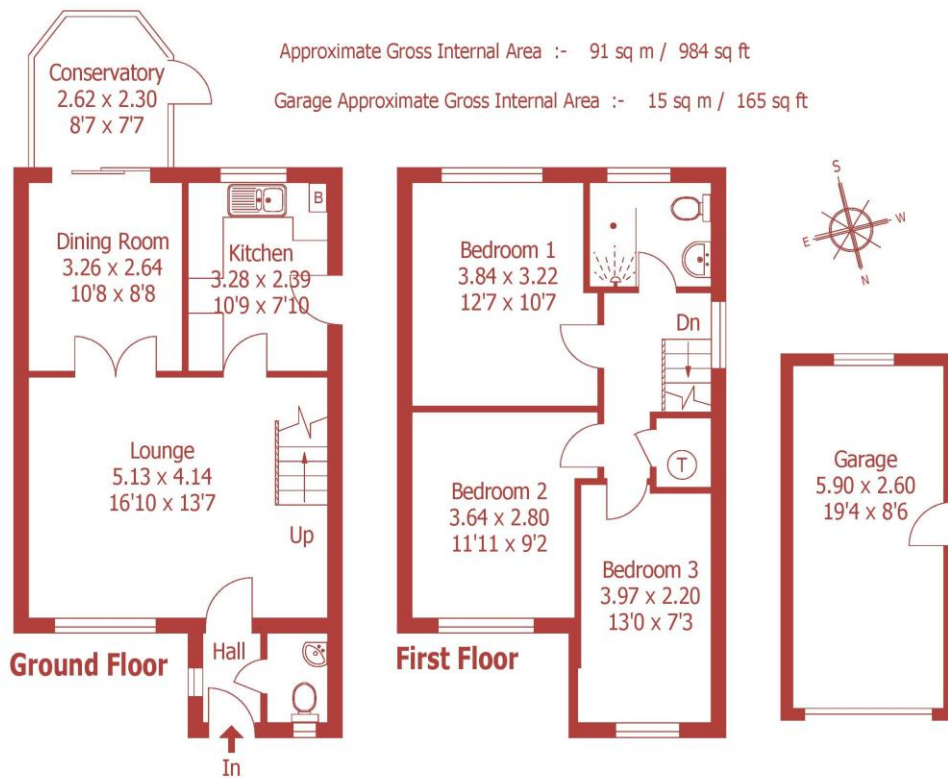
COUNCIL TAX:

Band D

DIRECTIONS:

From Wimborne, proceed east along Leigh Road, which becomes Wimborne Road West. Just before the petrol station, turn left into Hayes Lane. At the end, turn right into Middlehill Road, and first left into Bridle Way. Take the first left into Canford View Drive, and number 27 can be found a short distance along on the left hand side.





For identification purposes only, not to scale, do not scale



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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