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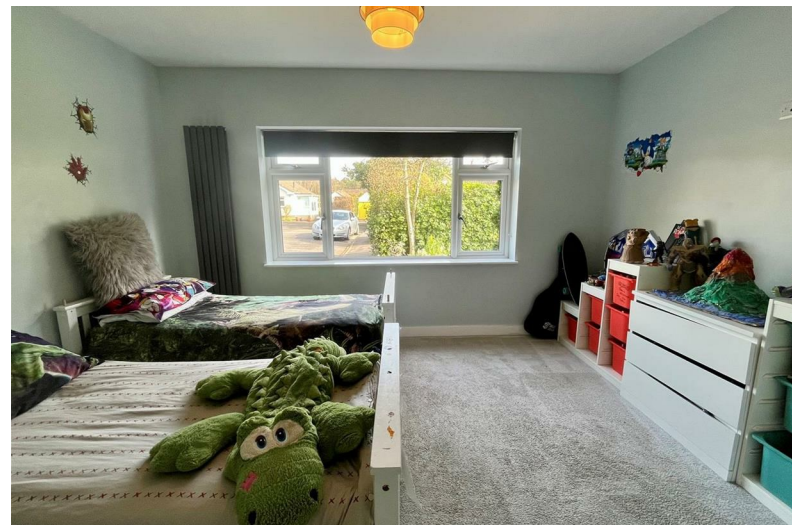
QUARRY CLOSE,
WIMBORNE, BH21 2NR



GUIDE PRICE £795,000

This five bedroom CHALET BUNGALOW is located in a quiet residential cul de sac within the HEART OF COLEHILL and has been sympathetically MODERNISED AND REFURBISHED by the current vendors to create a three bedroom bungalow and ANNEX making it ideal for MULTI-GENERATIONAL LIVING.

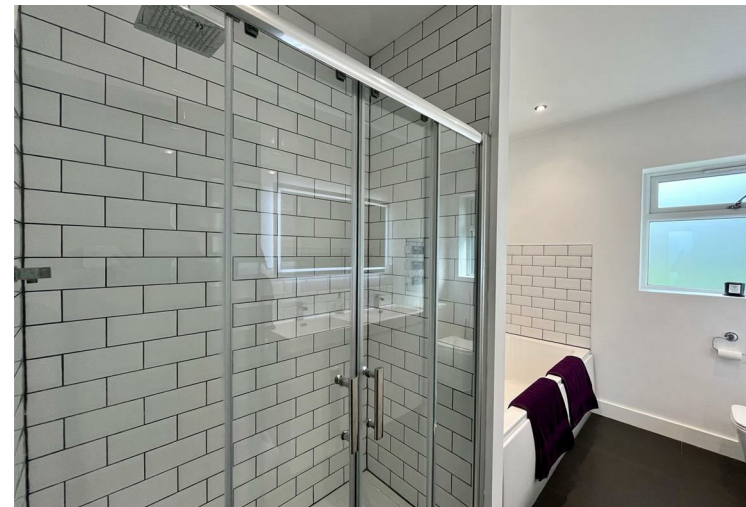
Energy Performance Rating C
Council Tax Band F



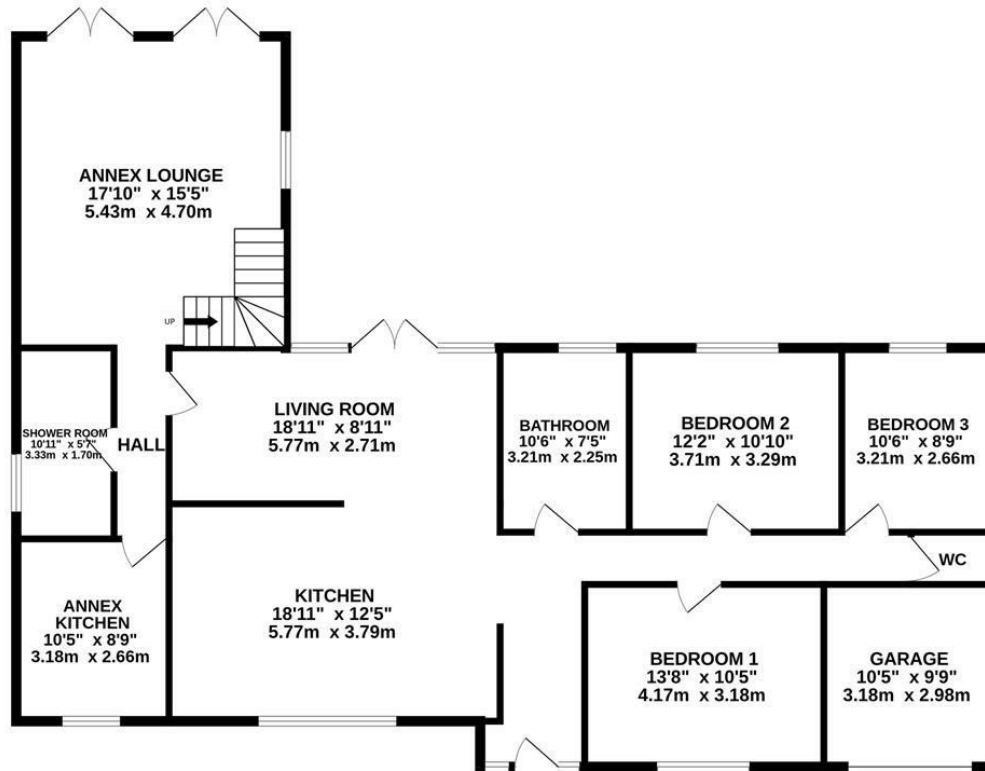
Presented as a three bedroom bungalow, the first half has a large, contemporary, open plan living room and kitchen area – ideal for a young family, and finished off by a modern family bathroom and separate cloakroom.

The second half is configured as a two bedroom maisonette with an open plan living and dining room, family shower room and kitchen on the ground floor, with two bedrooms and cloakroom on the first floor.

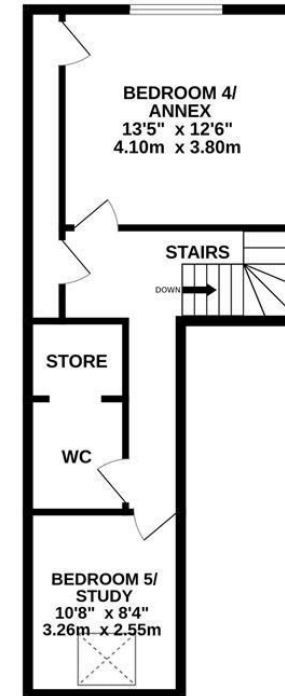
Both living quarters enjoying elevated views over the rear garden, and there is expired planning permission to extend the property into the main roof space to create additional first floor accommodation. Equally, this home could easily be reconfigured to a single dwelling property if desired.



GROUND FLOOR
1545 sq.ft. (143.5 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 2005 sq.ft. (186.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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