

Christopher
Batten



14 Constance Road
Wimborne, BH21 2FS
£625,000 Freehold



A particularly well presented, modern 4 bedroom detached house with a walled, west facing rear garden, on an exclusive development within level walking distance of Wimborne town centre, enjoying easy access to scenic walks beside the River Stour and at Bytheway Field

Traditionally constructed to a high standard of specification by Wyatt Homes Ltd in 2019, the house has stone and red brick elevations, a hipped slate roof and a tall brick chimney, and is connected to all mains services with gas central heating and UPVC double glazing. It is presented in exemplary condition throughout with Porcelanosa tiles to the ground floor (except the living room.) Local shops are within a few hundred yards, and Wimborne offers an excellent range of shops, schools and other amenities. Bus services connect to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo

Entrance hall

Under stairs cupboard

Cloakroom

Concealed cistern WC, vanity unit, wash basin and coat hanging area

Triple aspect living room

Limestone fireplace with inset wood burner, and double doors to an entertaining terrace

Kitchen/dining room

There is an attractive kitchen/dining room with double doors to an entertaining terrace, an excellent range of units and quartz work surfaces, stainless steel sink, concealed worktop lighting, double fan oven, Neff touch-control induction hob, extractor unit, dishwasher, fridge, space for American fridge-freezer, Porcelanosa tiles, and space for table and chairs

Utility room

Stainless steel sink, worktops, base and wall cupboards, cupboard housing a wall mounted gas boiler, Karndeian flooring and door to outside

A straight staircase leads to the first floor landing, which has an airing cupboard housing the hot water cylinder





Bedroom 1
Built-in wardrobes

En suite shower room
Shower cubicle, vanity unit, wash basin, WC and towel radiator

Bedroom 2
A spacious double room to the rear, with a built-in wardrobe

Bedroom 3
A double room to the front, with a built-in wardrobe

Bedroom 4
A smaller double room currently used as an office

Family bathroom
Fully tiled, with bath (with shower above), vanity unit, wash basin and concealed cistern WC

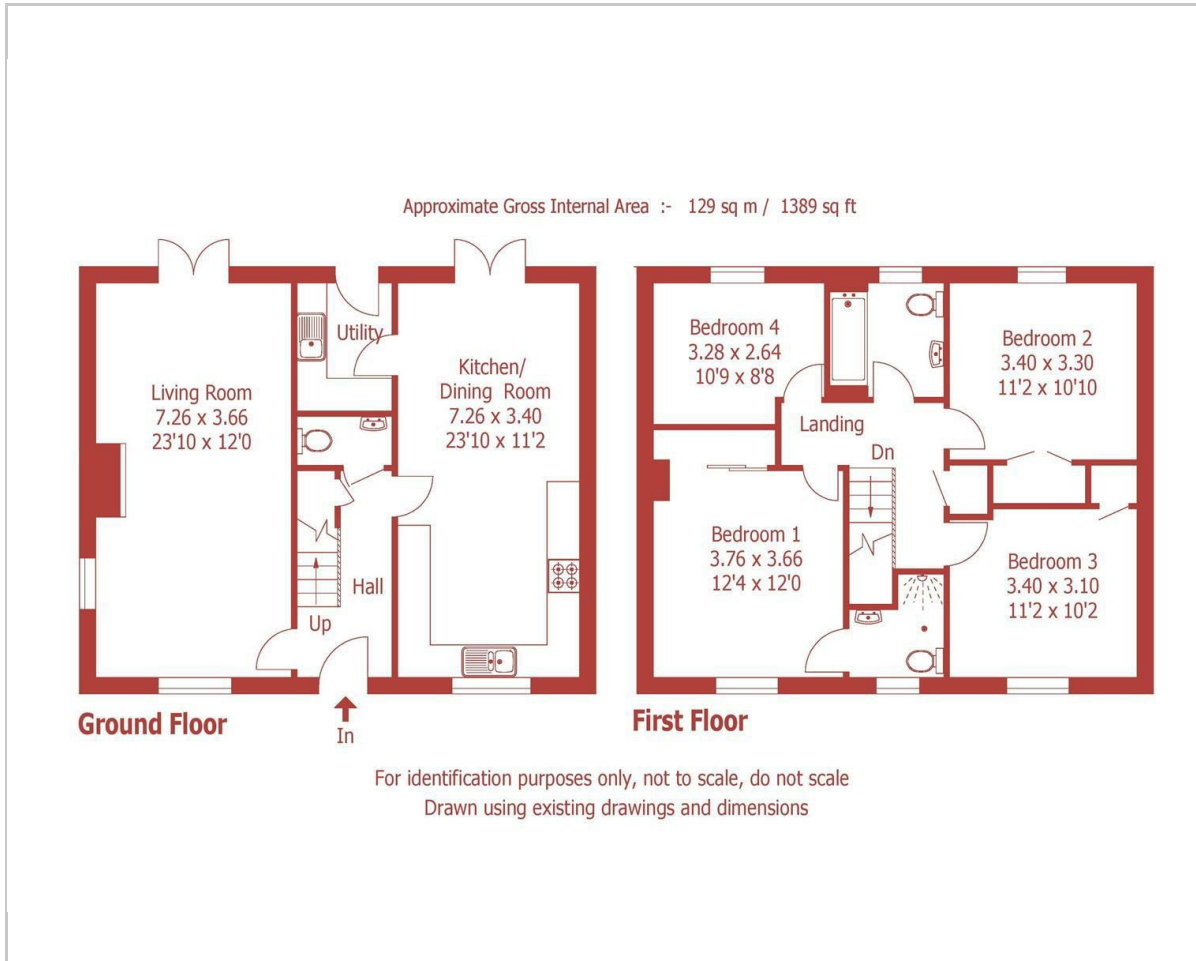
Outside
There is a stone driveway with space for at least 2 vehicles, leading to a semi-detached garage (with pitched roof and up-and-over door.) The well maintained, lawned front garden has young hedges and a well stocked shrub bed. The westerly facing, walled rear garden has a well maintained, flat lawn, raised sleeper borders including roses and hydrangeas, a paved entertaining terrace, and bin storage

Directions
From Wimborne, proceed east along Leigh Road towards Ferndown. Just past Leigh Common on your left, turn right into Parmiter Drive. The second turning on the right leads into Constance Road

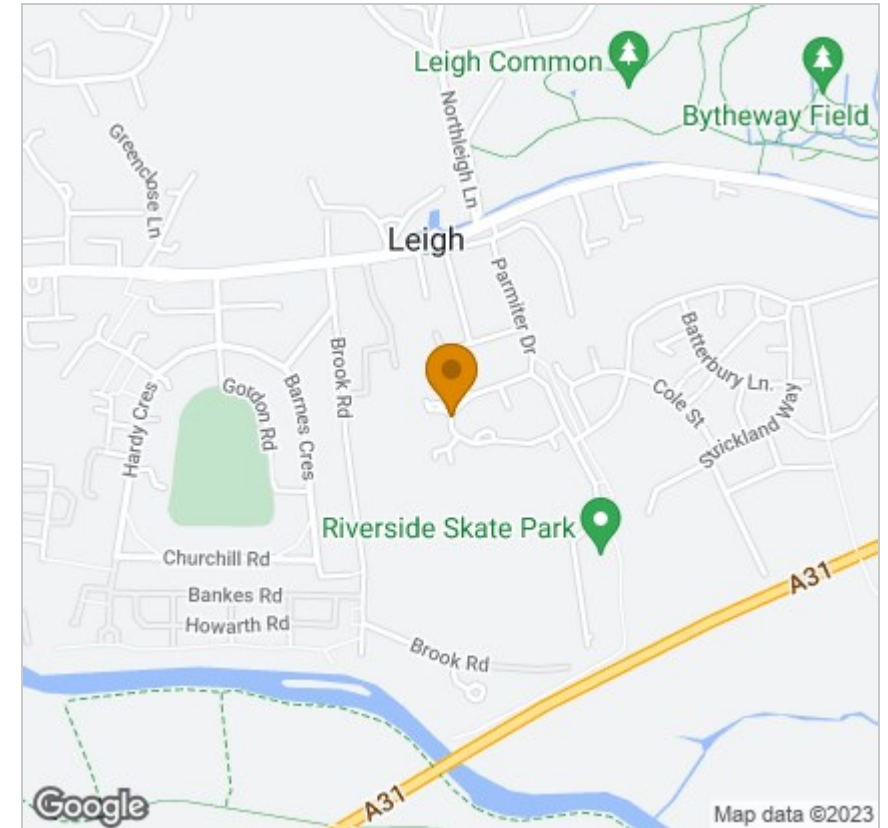
Council Tax
Band F



Floor Plan



Area Map

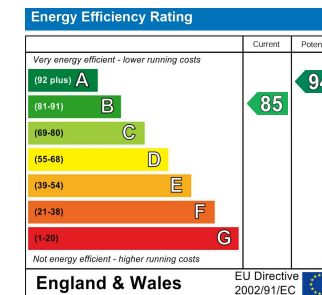


Viewing

By prior arrangement through Christopher Batten

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Energy Efficiency Graph



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