



**18 Constance Road
Wimborne, Dorset, BH21 2FS**

A stunning, spacious and well proportioned 3 double bedroom and 2 bathroom detached house with a large, landscaped garden and detached garage, set off a private gravelled driveway serving 3 properties, on a small cul-de-sac development built by Wyatt Homes in December 2019.

**PRICE GUIDE: £550,000
FREEHOLD**





Built to a high standard of specification and beautifully presented throughout, the property benefits from the remainder of its NHBC warranty, gas central heating, UPVC double glazing, oak faced interior doors, a living room with 2 sets of double doors to the rear garden, a security alarm system, superb kitchen and bathroom fittings, driveway and detached garage.

An entrance porch and front door lead to a reception hall with a cloakroom (with concealed cistern WC and wash basin.)

There is a nicely proportioned, dual aspect living room across the rear of the property with 2 pairs of French doors to the rear garden, fireplace with gas fire, and under stairs storage cupboard.



1



3



2



Across the front of the house is a superb kitchen/ dining room with an excellent range of contemporary high gloss units, quartz worktops, attractive square bay window, integrated appliances including fridge-freezer, washer-dryer, dishwasher, electric double oven, electric induction hob and cooker hood above.

From the reception hall, a half-turn staircase leads to the first floor landing where there is an airing cupboard (with Ideal gas central heating boiler).



Bedroom 1 features a high dormer window, built-in wardrobes and an en suite shower room (with shower, concealed cistern WC, wash basin, ladder style radiator and fully tiled walls.) Bedroom 2 is a dual aspect room with ample fitted bedroom furniture, and bedroom 3 also has fitted bedroom furniture and loft access. There is a family bathroom with panelled bath (with shower and screen), concealed cistern WC, wash basin, large heated towel rails, Velux window and fully tiled walls.



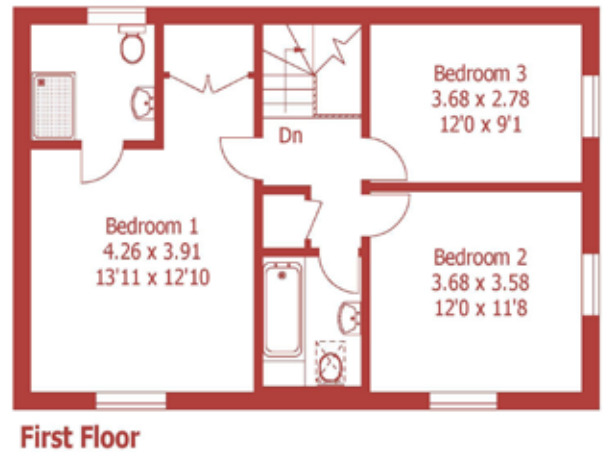
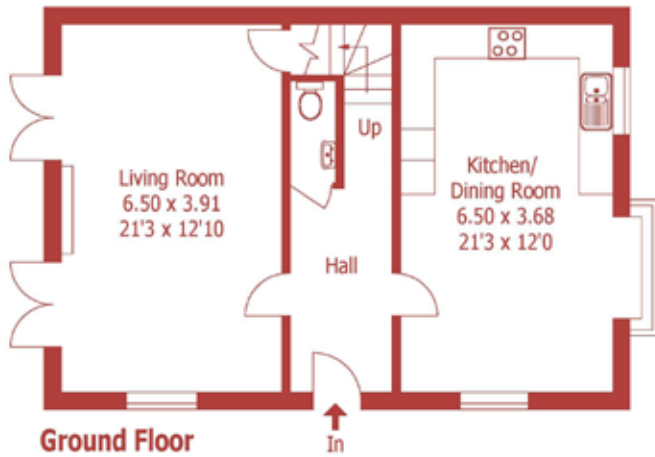
Off Constance Road, there is a gravelled private driveway (with a central grass roundabout) serving 3 properties. Responsibility for is shared between the 3 houses. The property has its own private drive providing off road parking and leading to a garage (with pitched roof, up-and-over door, lighting and power points.) A side gate leads to a large, well maintained, enclosed rear garden which is a feature of the property, and is predominantly lawned, with corner brick planters, a patio running the full width of the property and wraps around to the garage.



Location: The property is situated at the edge of Wimborne, with access to open parkland areas and country walks, and the picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools.



Approximate Gross Internal Area :- 127 sq m / 1363 sq ft



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

Drawn using existing drawings and dimensions



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There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

Directions: From Wimborne town centre, proceed east along Leigh Road. Just before leaving the town, turn right into Parmiter Drive, and take the second turning on the right into Constance Road. The property can be found off a private gravel driveway to the right.

Council tax: Band E

EPC Rating: Band B







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