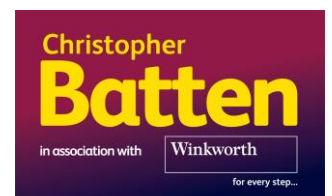




10 CONSTANCE ROAD, WIMBORNE, DORSET, BH21 2FS
£575,000 FREEHOLD

A BEAUTIFULLY PRESENTED 3 BEDROOM DETACHED FAMILY HOUSE SITUATED ON THE EVER POPULAR SAXONBURY DEVELOPMENT, WITHIN A MILE LEVEL WALKING DISTANCE OF WIMBORNE TOWN CENTRE OFFERING A WIDE RANGE OF AMENITIES.

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DESCRIPTION: The property was constructed by Wyatt Homes, a well known building company, to a high standard of specification and design extending to about 1363 sq feet of living space. Traditionally built of cavity red brick walls, the property has a portico entrance, 2 small gabled tiled dormers under a small plain tiled roof, with a brick chimney. It is connected to all mains services, with a gas heating system (combination boiler), and UPVC double glazed windows and doors throughout.

The property features a large living room with 2 pairs of casement doors to the garden terrace, and the kitchen has an excellent range of built-in appliances. Outside, there is an oversized single garage and well maintained gardens. The property is within easy access to the River Stour where there are many river walks and By-The-Way field.

Wimborne Minster provides a lively shopping centre with a wide range of amenities, bus services connect to the coastal towns of Poole and Bournemouth, both with mainline rail links to London Waterloo.



A portico entrance with paved floor and quality front door leads to the reception hall with feature ceramic tiled floor, and a cloakroom. The living room has a central limestone fireplace (with inset gas coals), feature flooring, useful understairs storage cupboard, and 2 pairs of casement doors lead to the garden terrace. The kitchen/dining room comprises a comprehensive range of units, granite working surfaces, 1.5 bowl under bowl sink, worktop lighting, Neff single fan oven, Neff microwave combi oven, touch control induction hob, extractor, integrated appliances include a dishwasher, washing machine, larder fridge and drawer freezer, downlighters, ceramic tiled flooring, and shutter blinds to the windows. The dining area has an attractive bay window overlooking Constance Road.

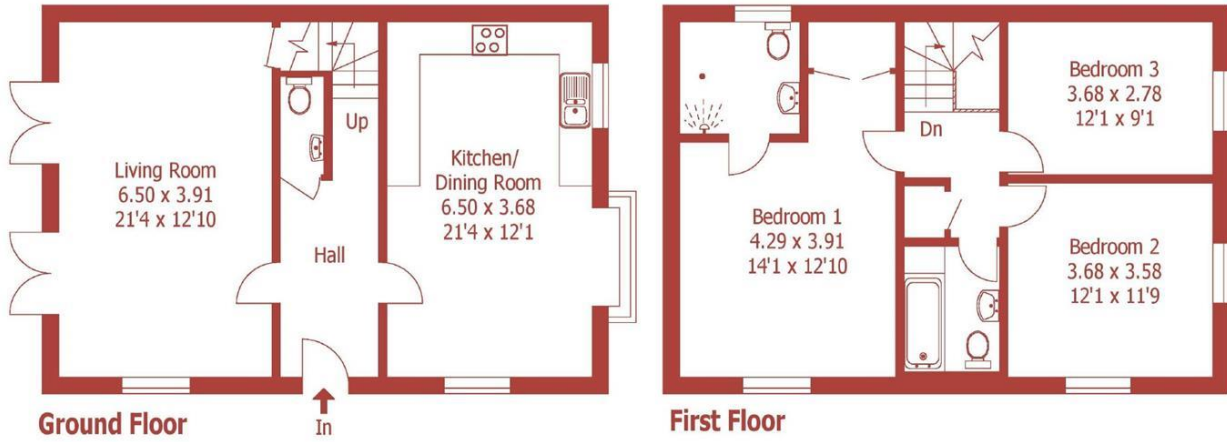
A dogleg staircase with oak handrail leads to the first floor landing where there is a blanket cupboard. Bedroom 1 is a large double bedroom with a range of fitted high gloss wardrobes, and a fully tiled ensuite shower room with double shower cubicle, vanity unit with wash basin, and low level concealed cistern WC. Bedroom 2 is a good sized double bedroom with a range of high gloss wardrobes, and bedroom 3 is smaller double bedroom. The fully tiled family bathroom comprises a paneled bath (with hand spray shower attachment), vanity unit with inset wash basin, concealed cistern low level WC, and Velux roof light.

A stone driveway providing off road parking leads to a large detached single garage with personal door, light and power, and excellent storage space. The front garden has a well maintained L-shaped corner area of grass, and a young hedgerow and shrub bed. The attractive rear garden is partly walled and enclosed by close boarded fencing, with a large flat lawn, garden terrace ideal for al fresco dining which has raised timber planted beds, trellising and pergola with climbing honeysuckle, and a useful storage area to the side of the house.

DIRECTIONS: From Wimborne, proceed east along Leigh Road, continuing ahead at the crossroads with St Johns Hill and Avenue Road. Proceed past Northleigh Lane, Leigh Common and Bytheway Field on the left, and at the traffic lights turn left into Lonsdale Road. Continue to the end of Lonsdale Road, at the T-junction turn right into Ainsley Road, immediate left into Constance Road, and the property can be found on the left hand side.



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

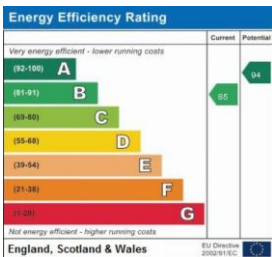


For identification purposes only, not to scale, do not scale
 Drawn using existing drawings and dimensions

EPC RATING : B

COUNCIL TAX : E

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.



DISCLAIMER: Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

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