



10 Constance Road, Wimborne, Dorset, BH21 2FS

£575,000

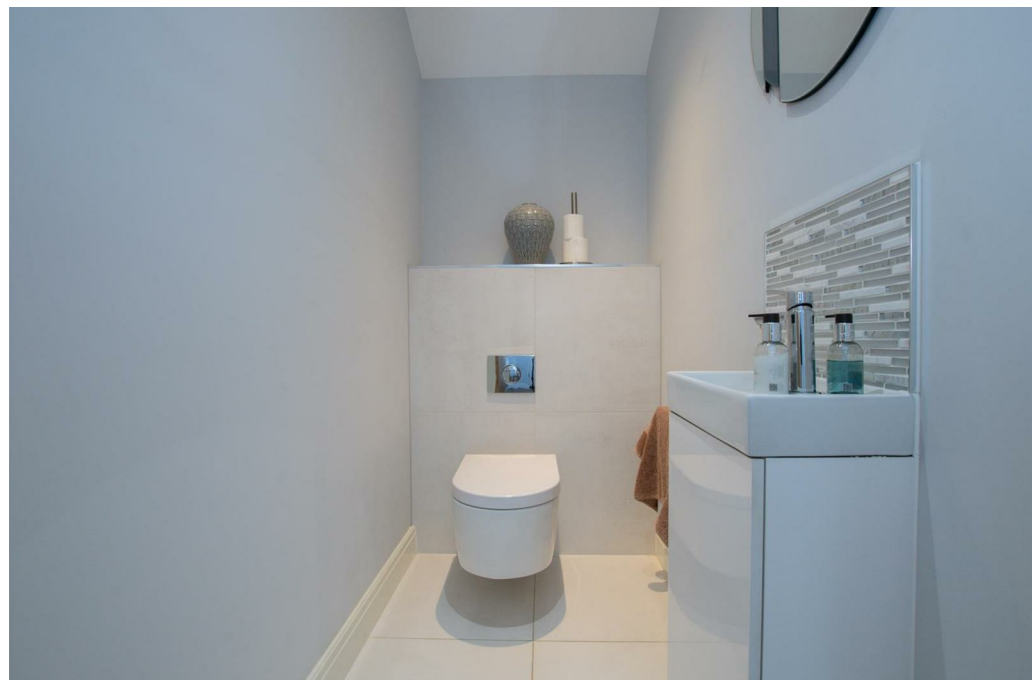
- Immaculate Detached Home
- Double Glazed
- Ground Floor Cloakroom
- Three Double Bedrooms, Two Bathrooms
- Gas Central Heating
- Large Garage and Parking
- Spacious Kitchen/Dining Room
- Only Five Years Old
- Good Size Rear Garden

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A stunning three bedroom, two bathroom, detached family home built in 2020 by renowned local developer Wyatt Homes. Situated on the Saxonbury development off Leigh Road the property is conveniently located to Wimborne town centre and easy access for walks along the river Stour. The property is immaculately presented in show home condition with spacious rooms throughout. A real feature is the large Kitchen/Diner beautifully equipped and has been upgraded with granite work surfaces and stone splash backs. Set on a substantial plot with good size garden and adjoining garage. Well worth viewing.



Council Tax Band: E



Property Details

Area

Wimborne Minster is a market town steeped in character and history. Located on the banks of the rivers Stour and Allen, the town has plenty to keep a family happy. The beautiful Minster church is at the centre of the town and is surrounded by a blend of charming independent boutiques and high street stores. Interspersed by coffee shops, restaurants and a varied selection of pubs there really is something for everyone.

Description

A traditional red brick detached property. Open porch to front door through to Entrance Hall, quality wood effect tiled flooring, Cloakroom, low flush w.c, wash hand basin with vanity unit under, tiled flooring, walls part tiled. Lounge, a spacious room with feature natural stone fireplace and surround and hearth, inset living flame gas fire, double opening casement doors to rear garden, further window to side, large understairs storage. Kitchen/Diner, large kitchen area with range of granite work surfaces with ample storage cupboards and drawers, natural stone tiling, range of integrated appliances with halogen hob, extractor hood over,

double oven incorporating microwave, dishwasher, fridge freezer and washing machine. Dining area, large bay window to front aspect, tiled flooring, plantation shutters. Stairs from the entrance Hall to First Floor Landing, built in storage/airing cupboard housing boiler. Bedroom One, Range of fitted wardrobes, window to rear, En-suite, built in shower cubicle, low flush w.c, wash hand basin with vanity unit under, part tiled, heated towel rail, window. Bedroom Two, a good size double, fitted wardrobes, double aspect. Bedroom Three, a double room, hatch to loft space, loft with light and double power point. Bathroom, paneled bath, low flush w.c, wash hand basin with vanity unit under. heated towel rail. Outside A good size rear garden, mainly laid to lawn with patio area adjoining the house, ideal for outside dining. Raised planters, fully enclosed by timber panel fencing. Timber shed/workshop with power and light. Personal door from garden to 'jumbo' detached garage, power and light. Further parking for two cars adjoining the garage.

Tenure

Freehold



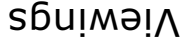
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose (by any user). No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.ProfProfx.com

Floor plan of the first floor. The plan includes a Lounge/Diner (21' 2" x 12' 10", 6.45m x 3.90m) at the bottom, a Hall in the center, and a Kitchen/Dining Area (21' 3" x 12' 0", 6.47m x 3.67m) at the top. A W.C. is located between the Hall and the Kitchen/Dining Area. The plan also shows a staircase, a door leading outside, and various built-in features like a sink and stove.

This floor plan shows a 3-bedroom house with a central landing and a front porch. The layout includes:

- Bedroom 1:** 4.25m x 3.90m, located at the front right, featuring a double bed, a chest of drawers, and a built-in wardrobe.
- Bedroom 2:** 3.71m x 3.59m, located at the top right, featuring a double bed, a chest of drawers, and a built-in wardrobe.
- Bedroom 3:** 3.71m x 2.79m, located at the top left, featuring a double bed, a chest of drawers, and a built-in wardrobe.
- Bathroom:** 2.24m x 1.90m, located at the bottom left, featuring a bathtub, a toilet, and a vanity unit.
- Living Area:** A large open-plan space at the front center, including a fireplace on the left wall and a bay window on the right wall.
- Kitchen:** Located at the bottom center, featuring a sink, a stove, and a built-in oven.
- Dining Area:** Located at the bottom right, featuring a dining table and chairs.
- Landing:** A central hallway connecting the bedrooms, bathroom, and living areas.
- Front Porch:** A small paved area at the bottom left, accessible via a set of stairs.
- Back Garden:** A large paved area at the top, accessible via a set of stairs from the landing.

Garage
6.30m x 3.20m
(20' 8" x 10' 6")



Energy Efficiency Rating	
Very energy efficient - lower running costs	<p>A (92 plus)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p>
Not energy efficient - higher running costs	
Current	85
Potential	94