



Link Homes
67 Richmond Road
Lower Parkstone
BH14 0BU
sales@linkhomes.co.uk
www.linkhomes.co.uk
01202 612626



LINKHOMES
ESTATE AGENTS



LINKHOMES
ESTATE AGENTS

22 Constance Road, Wimborne, Dorset, BH21 2FS

Offers in Excess of £500,000

**** NO FORWARD CHAIN ** DETACHED GARAGE **** Link Homes Estate Agents are delighted to present for sale this three bedroom, two bathroom detached house in the sought-after Wyatt Homes development in BH21. Benefitting from an array of standout features including three good-sized bedrooms with bedroom one offering a three-piece en-suite and a dressing room, an open-plan kitchen/dining room with French doors leading onto the private garden, a separate utility room with space for appliances, a stylish three-piece family bathroom suite, a downstairs cloakroom, a single garage with a pitched roof and off-road parking for multiple vehicles. This is the perfect family home and is a must view to avoid disappointment!

Constructed in 2019 by Wyatt Homes, Constance Road is tucked away in a quiet location. Wimborne lies on the River Stour making it a pleasant place for dog walks. The desirable Wimborne Square offers a range of attractions such as pubs, cafes, bars, restaurants, shops, Waitrose and various other useful amenities. Other attractions include The Wimborne Model Village, The Minster Church, The Wimborne Market, The Tivoli Theatre, Dreamboats and many others. There is also easy access to the A31 making for a convenient commute to London, taking approximately just two hours.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





Ground Floor

Entrance Hallway

Coved and smooth set ceiling, downlights, smoke alarm, UPVC double glazed composite front door to the front aspect, radiator, thermostat, power points and tiled flooring.

Living Room

Coved and smooth set ceiling, ceiling light, smoke alarm, carbon monoxide alarm, UPVC double glazed French doors to the rear aspect, radiator, power points, television point, feature gas fireplace and carpeted flooring.

Kitchen

Coved and smooth set ceiling, downlights, ceiling lights, UPVC double glazed window to the front aspect with bespoke fitted shutters, UPVC double glazed French doors to the rear aspect, radiators, wall and base fitted units, integrated longline fridge/freezer, integrated dishwasher, four point 'Neff' induction hob with stainless steel extractor fan, double 'Neff' oven with integrated microwave, Quartz worktops, Quartz splashback, power points with USB charging, storage cupboard with the consumer unit and power points enclosed, television point, one and a half bowl stainless steel sink with drainer and tiled flooring.

Utility Room

Coved and smooth set ceiling, downlights, carbon monoxide alarm, extractor fan, UPVC double glazed window to the rear aspect, stainless steel sink with drainer, space for a washing machine, power points, wall and base fitted units with a combination boiler enclosed and tiled flooring.

Cloakroom

Coved and smooth set ceiling, downlights, UPVC double glazed frosted window to the front aspect, a toilet, wall mounted sink, radiator, extractor fan and tiled flooring.

First Floor

Landing

Coved and smooth set ceiling, downlights, smoke alarm, radiator, power points, airing cupboard and carpeted flooring.

Bedroom One

Coved and smooth set ceiling, ceiling lights, UPVC double glazed window to the front aspect with bespoke fitted shutters, radiator, power points, television point and carpeted flooring.

Dressing Room

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, carpeted flooring and built-in storage.



En-Suite

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the rear aspect, tiled walls, double enclosed shower, wall mounted sink, toilet, stainless steel heated towel rail, wall mounted mirror with feature lighting and tiled flooring.

Bedroom Two

Coved and smooth set ceiling, ceiling light, UPVC double glazed windows to the front aspect with bespoke fitted shutters, power points, radiator and carpeted flooring.

Bedroom Three

Coved and smooth set ceiling, ceiling light, loft access, UPVC double glazed window to the rear aspect with bespoke fitted shutters, radiator, power points and carpeted flooring.

Bathroom

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the side aspect, panelled bath with overhead shower, wall mounted sink with storage, toilet, tiled walls, wall mounted mirror with feature lighting, a stainless-steel heated towel rail and tiled flooring.

Outside

Garden

Laid to lawn and patio, surrounding fences, side gated access, outside tap, outside light.

Garage

Single garage with a pitched roof, manual door, power, lighting and a side door access.

Driveway

Shingle driveway with space for multiple cars, outside lighting, patio steps, surrounding shrubbery, laid to lawn and a turning circle.

Useful Information

Agents Notes

Tenure: Freehold
EPC: B
Council Tax Band: E Approximately £2,625.02 per annum.

Stamp Duty

First Time Buyer: £3,750
Moving Home: £12,500
Additional Property: £37,500