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CONSTANCE ROAD
WIMBORNE, BH21 2FS



OFFERS IN EXCESS OF £550,000

This beautifully constructed family home was **NEWLY CONSTRUCTED** by Wyatt Homes just four years ago and is located minutes from Wimborne Football Club, a local park, **EXCELLENT TRANSPORT LINKS** and benefits from being just a mile by foot from **WIMBORNE TOWN CENTRE**, with **WELL REGARDED SCHOOLS** and popular shops, restaurants and cafes. There are also **BEAUTIFUL RIVER WALKS** close by.



The property itself is in a quiet cul de sac of just three homes and benefits from a garage and driveway, with parking for several cars.

The property has been well maintained and is beautifully presented throughout. Downstairs, there is a welcoming entrance hall, cloakroom and spacious lounge with a gas fire and patio doors to the rear garden.

The heart of the home is the large kitchen/dining/family living room, which also benefits from patio doors to the rear garden, a separate utility room and large storage cupboard. All kitchen appliances are integral.

To the first floor, there are three double bedrooms. The family bathroom is spacious and benefits from full luxury tiling. The spacious bedroom includes an airing cupboard. The master bedroom is particularly spacious, with a walk-in wardrobe and en-suite shower room, also fully tiled. There are wooden shutters fitted in all three bedrooms and the kitchen.

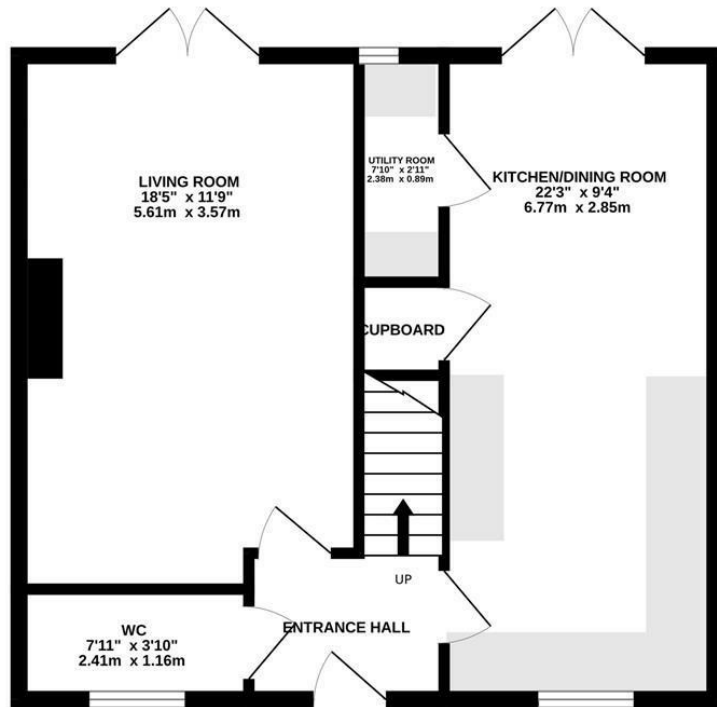
There is further side access to the private garden, which has a large patio and lawn.

There is approximately six of the new build warranty remaining.

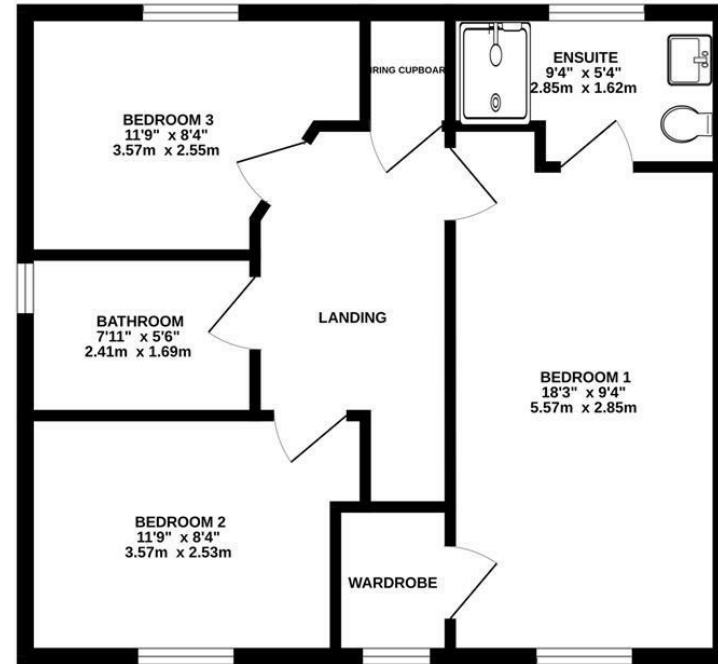
Energy Performance Rating B
Council Tax Band E



GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
532 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 1060 sq.ft. (98.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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