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ESTATE AGENTS

STRICKLAND WAY
WIMBORNE, BH21 2GF



GUIDE PRICE £450,000

- SEMI DETACHED HOUSE
- APPROX 8 YEARS OF WARRANTY REMAINING
- 3 BEDROOMS
- ENSUITE & BATHROOM
- KITCHEN/DINER
- PRIVATE REAR GARDEN
- OPEN ASPECT TO REAR
- MASTER BEDROOM WITH BUILT IN WARDROBES
- GARAGE & OFF ROAD PARKING
- CLOSE TO WIMBORNE TOWN CENTRE

This delightful SEMI-DETACHED HOUSE has approximately 8 years of its warranty remaining and offers a perfect blend of comfort and modern living. Conveniently located, Quarter Jack Park is within easy reach, offering beautiful RIVERSIDE AND COUNTRYSIDE WALKS, and WIMBORNE TOWN CENTRE is just over a mile away on foot.



Upon entering through the elegant black composite door, you are welcomed into a spacious hallway that leads to a convenient cloakroom and the heart of the home – a bright and airy kitchen diner. This inviting space features sleek white gloss wall and base units, a stainless steel sink, an electric oven, and a gas hob with an extractor fan. The dining area, adorned with laminate flooring and a Georgian-style sash window, is bathed in natural light and includes access to a handy understairs cupboard.

Flowing seamlessly from the kitchen diner, the sitting room is located at the rear of the property, boasting French doors that open onto a private rear garden, perfect for enjoying the outdoors. Ascending to the first floor, you will find a generously sized master bedroom complete with built-in wardrobes and an ensuite shower room, offering lovely views of the garden and the open landscape beyond. The second bedroom is also a good-sized double, while the third bedroom is a comfortable single. A family bathroom, featuring a stylish white suite and a heated towel rail, completes this floor.

The property is approached via a brick-paved driveway, providing parking for two cars, and is complemented by a small front border with established shrubs. The rear garden is a standout feature, offering a high degree of privacy and an open aspect. Primarily laid to lawn and bordered by wooden fencing and a brick wall, the garden includes a patio adjoining the house and an additional patio at the bottom, ideal for alfresco dining. Side access to the garden is also available, along with a driveway and garage at the rear.

Additional Information

Agents Note: We understand there is a Maintenance charge of approximately £200 pa towards the communal green areas

Energy Performance Rating: B

Council Tax Band: D

Tenure: Freehold

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Private driveway& garage

Utilities: Mains electricity, mains gas, mains water

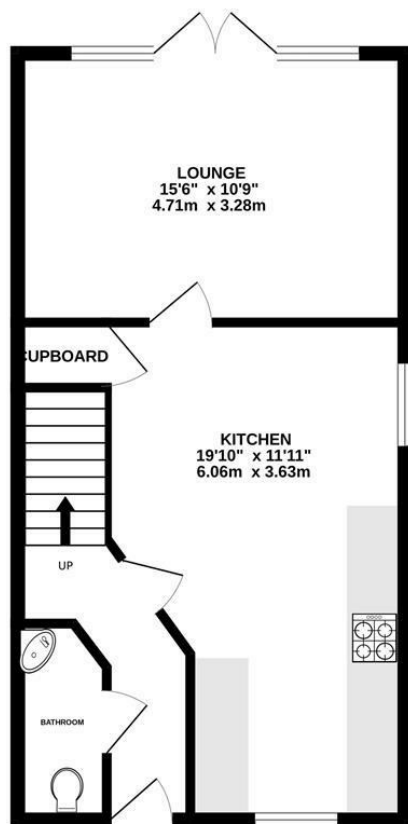
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

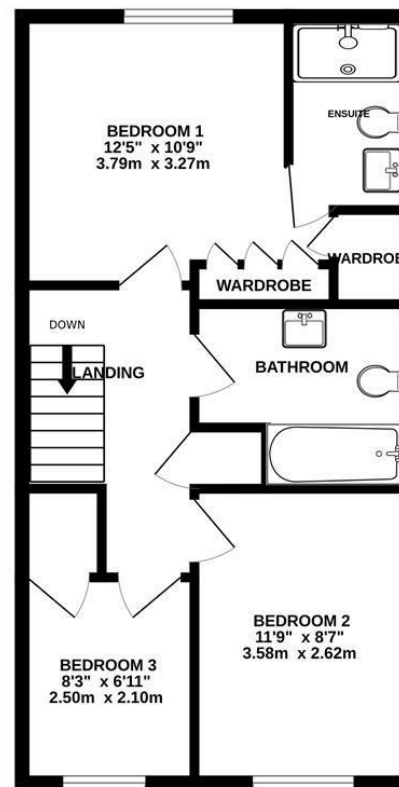
Mobile Signal: Refer to Ofcom website



GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 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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