

MOORE CLOSE  
WIMBORNE, BH21 2GG





# GUIDE PRICE £365,000

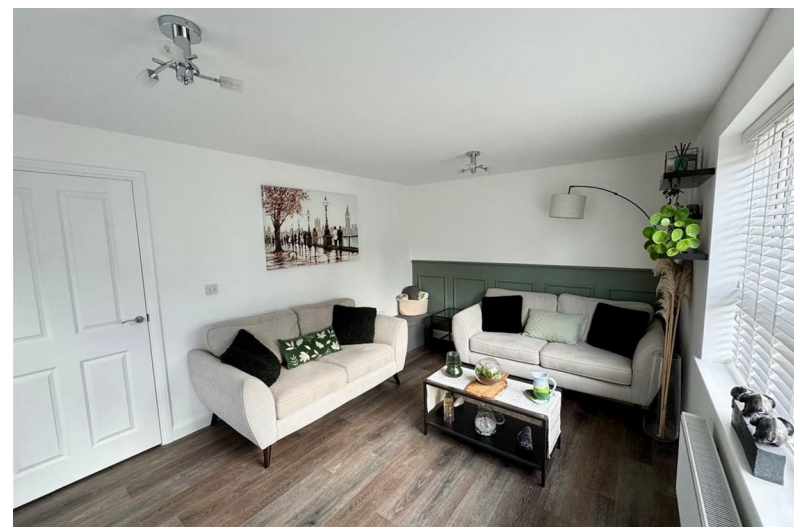
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- 3 BEDROOMS SEMI-DETACHED HOUSE
- POPULAR QUARTER JACK PARK ESTATE
- STYLISH KITCHEN/DINING ROOM
- SEPARATE SITTING ROOM
- FAMILY BATHROOM & MASTER ENSUITE
- PRIVATE REAR GARDEN
- DRIVEWAY
- LEVEL WALK TO TOWN
- RIVERSIDE WALKS
- 6 YEARS APPROX. REMAINDER OF NHBC

This three bedroom semi-detached house was built in recent years and has the benefit of the remainder of a Building Guarantee. Located on the popular Quarter Jack Park Estate and within level walking distance of Wimborne town centre and riverside walks, the property is immaculately presented throughout.

On the ground floor, there is a cloakroom and large storage cupboard. A modern kitchen/diner is fitted with a generous range of base and wall units and appliances including built in oven, hob and extractor as well as fridge/freezer, dishwasher and washing machine. French doors lead out to the private rear garden.

A separate sitting room enjoys a front aspect and quality hard flooring is laid throughout the ground floor.





On the first floor, carpets are fitted throughout and bedroom one has the benefit of an adjoining ensuite shower room, whilst bedroom two features built-in custom wardrobes. Bedrooms two and three are served by a family bathroom fitted with contemporary white suite.

Outside, the garden enjoys a good degree of privacy with fencing to all sides. Timber decking outside the French doors provides an ideal spot for alfresco dining and the remainder of the garden is laid to lawn with a side paved path leading to a further patio area to the rear of the plot where a garden shed is sited. There is a driveway at the rear of the property for two cars.

#### Additional Information

Energy Performance Rating: B

Council Tax Band: D

Tenure: Freehold

Annual Service Charge: £207.25 towards the common managed areas

Accessibility / Adaptations:

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

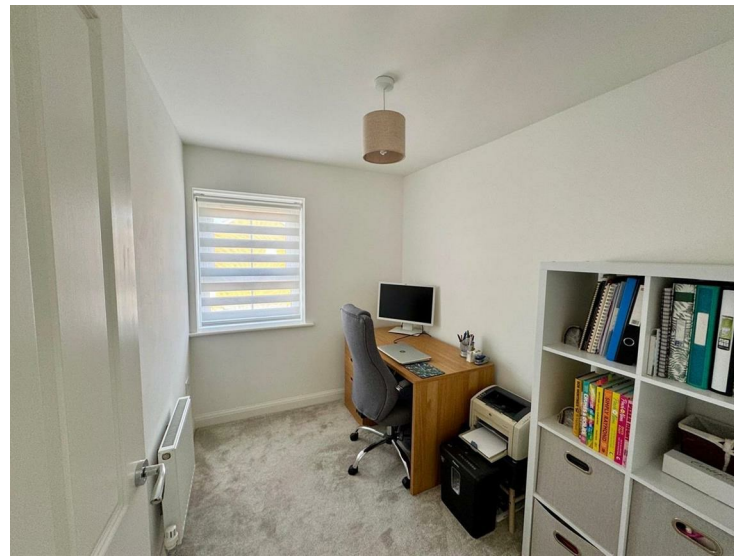
Parking: Private driveway

Utilities: Mains electricity, mains gas, mains water

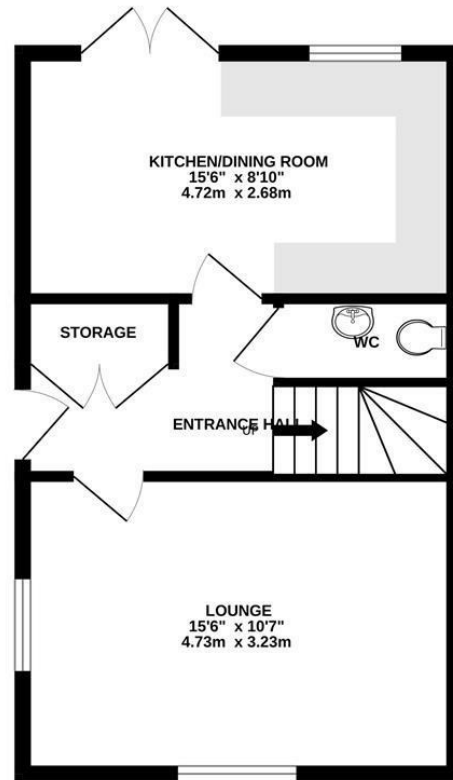
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

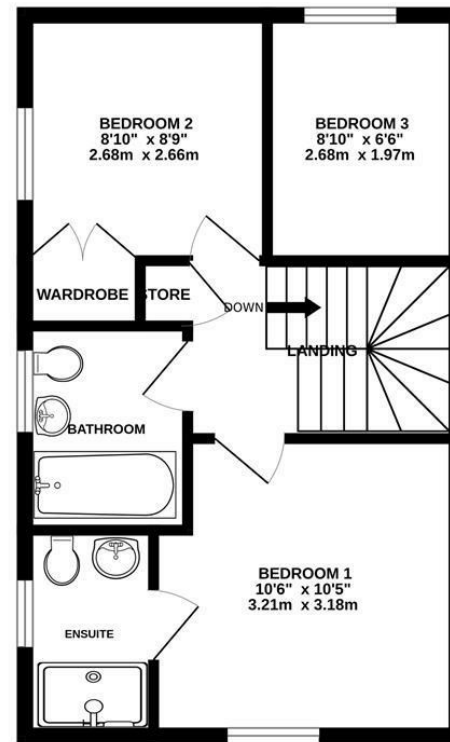
Mobile Signal: Refer to Ofcom website



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 840sq.ft. (78.0 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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## Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • [www.edwardstates.com](http://www.edwardstates.com)  
01202 855595