



EDWARDS  
ESTATE AGENTS

LARCH WOOD AVENUE  
WIMBORNE, BH21 2GE

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# GUIDE PRICE £475,000

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- Remainder of NHBC
- Popular Quarter Jak Park Development
- Detached family home
- Modern kitchen/diner
- 3 bedrooms
- Opposite open green space
- Level walk to Wimborne town centre
- Beautiful river walks
- Large secluded rear garden
- Private driveway & garage

This three bedroom detached home is located on the most sought-after road within the popular Quarter Jack Park development and is perfectly positioned opposite open green space, as well as being a level walk to the town centre and beautiful river walks. The property benefits from a generous garden, private driveway and garage.

This three bedroom detached home was constructed within the first phase of the Quarter Jack Park development and so benefits from a prime position, large secluded rear garden and garage. The new owner will take on the remainder of the builder's warranty. The development sits within an easy level walk of Wimborne Town Centre and beautiful riverside walks. The property has been decorated, maintained and the owners have landscaped the rear garden, making it a lovely home.



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 dual aspect, looking both across the open green space and to Larch Wood Avenue.

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

Outside, the garden is generously sized and enclosed by a brick wall, with gated access to the private driveway and garage.

#### Additional Information

Energy Performance Rating: B

Council Tax Band: D

Tenure: Freehold

Additional Charges: There is an annual maintenance charge for the estate of £248,69

Least Restrictions: No

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

Flooded in the last 5 years: No

Floor defences: Yes

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Private driveway & garage

Utilities: Mains electricity, mains gas, mains water

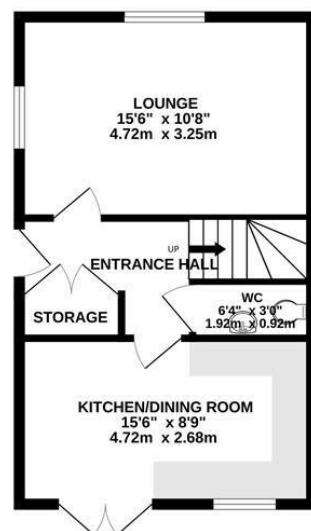
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

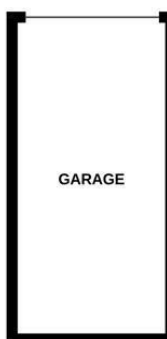
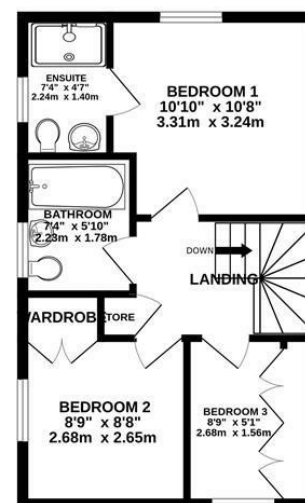
Mobile Signal: Refer to Ofcom website



GROUND FLOOR  
542 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 941 sq.ft. (87.4 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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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

## Ferndown Office

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