

EDWARDS
ESTATE AGENTS



LONSDALE ROAD
WIMBORNE, BH21 2GA



COOKBOOKS
LIVE TO EAT EMILY GREENE
SO GOOD
Pasta & More
GORDON RAMSAY'S

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OFFERS OVER £380,000

- MODERN SEMI-DETACHED HOUSE
- POPULAR QUARTER JACK PARK ESTATE
- REMAINDER OF BUILDING GUARANTEE
- 3 BEDROOMS
- WELL FITTED KITCHEN/DINING ROOM
- SEPARATE WELL PROPORTIONED LOUNGE
- FAMILY BATHROOM, ENSUITE & CLOAKROOM
- PRIVATE REAR GARDEN
- OFF ROAD PARKING
- WALK TO TOWN CENTRE & RIVER WALKS

Built in recent years on the popular Quarter Jack Estate, this **THREE BEDROOM SEMI-DETACHED HOME** benefits from the remainder of the **BUILDING GUARANTEE**. A **DELIGHTFUL MODERN HOME** with **GENEROUS LOUNGE**, **WELL FITTED KITCHEN/DINER** with access to the **REAR GARDEN** as well as **ENSUITE**, **FAMILY BATHROOM** and **CLOAKROOM**. There is off road parking alongside the property.



This modern, three bedroom semi-detached family home is located on the popular Quarter Jack Park estate, within level walking distance of Wimborne town centre. Presented in very good order throughout, accommodation is well proportioned including a good size, dual aspect lounge and a separate stylishly fitted kitchen/diner with French doors opening to the enclosed rear garden. There is a useful understairs storage cupboard and a cloakroom off the entrance hall.

On the first floor, there are three bedrooms – two good size doubles (the master served by an ensuite shower room) and bedroom three is a single room, equally suitable as a home office or study. The family bathroom has a shower over the bath.

Outside there is off road parking to the side of the property and the rear garden is laid mainly to lawn with a paved patio immediately to the rear of the property, with additional decking to the side and rear boundaries providing ideal space for relaxation and entertaining. Fencing to all rear boundaries provide a good degree of privacy.

Additional Information

Energy Performance Rating: B

Council Tax Band: D

Tenure: Freehold with common managed areas for which there is an annual fee of £207.25

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

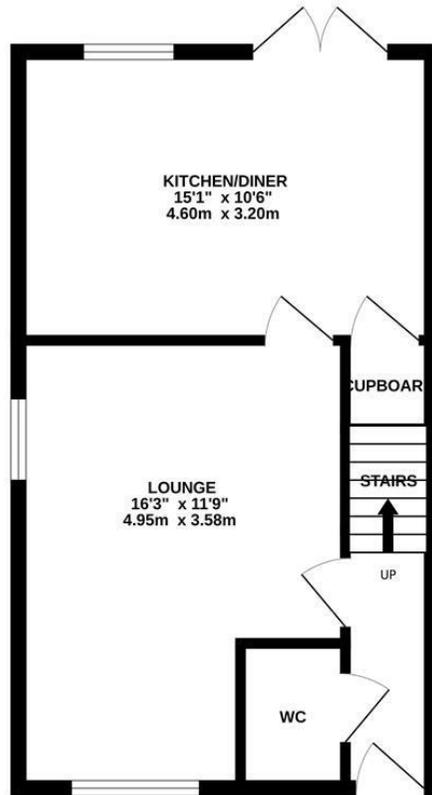
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

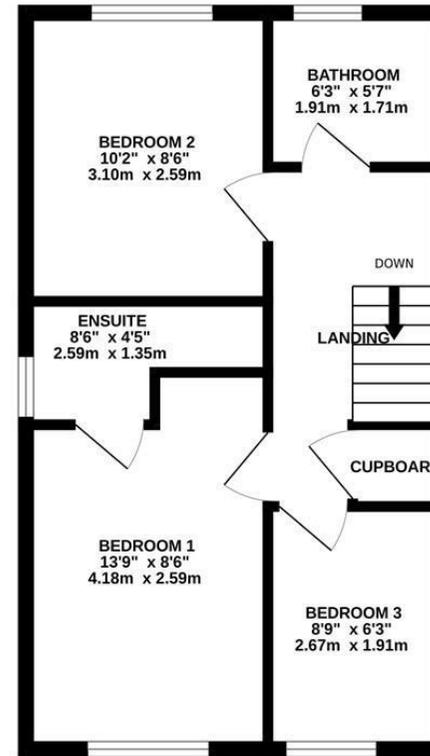
Mobile Signal: Refer to Ofcom website



GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 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

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