

EDWARDS  
ESTATE AGENTS



KING GARDENS  
WIMBORNE, BH21 2GH



# OFFERS OVER £365,000

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- POPULAR QUARTER JACK PARK ESTATE
- SEMI-DETACHED HOME
- 3 BEDROOMS
- WELL PRESENTED THOROUGHOUT
- KITCHEN/DINER
- SEPARATE LOUNGE
- BATHROOM & ENSUITE
- LEVEL WALK TO TOWN CENTRE
- NEARBY RIVER WALKS
- PRIVATE SOUTHERLY FACING GARDEN

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 you are greeted by a bright and spacious entrance hall with hard herring bone flooring, 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 south facing rear garden.

A separate lounge enjoys a front aspect with a feature panelled wall and built in floating storage unit.

On the first floor, carpets are fitted throughout, bedroom one has the benefit of an adjoining ensuite shower room, whilst bedroom two features built-in custom wardrobes. The third bedroom is currently



arranged as a dressing room with a full wall of built-in wardrobes (which could be removed if desired). Both bedrooms two and three are served by a family bathroom fitted with contemporary white suite.

Outside, the southerly facing garden enjoys a good degree of privacy with fencing to all sides. A patio outside the kitchen French doors provides an ideal spot for alfresco dining. The remainder of the garden is laid to lawn with a side paved path leading to the pedestrian gate and driveway. The block paved driveway provides parking for two cars and has an electric point. (ready for an EV charger if desired).

#### Additional Information

Energy Performance Rating: B

Council Tax Band: D

Tenure: Freehold

Annual Service Charge: £207.25 towards the common managed areas

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

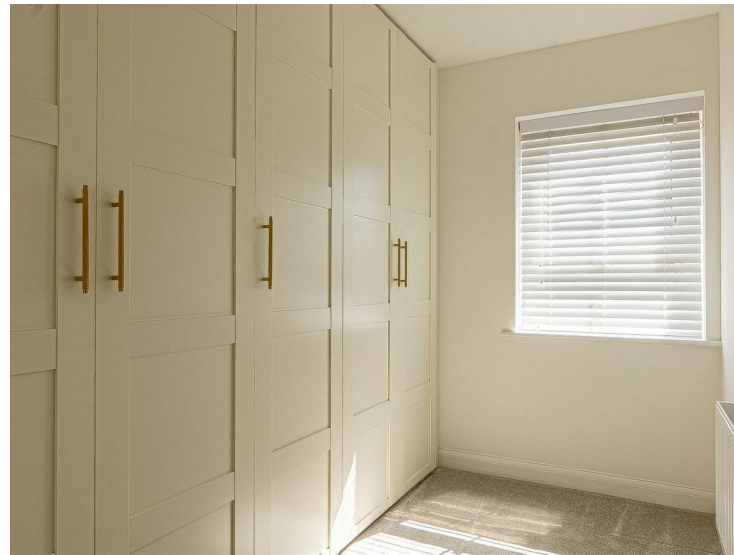
Parking: Private driveway

Utilities: Mains electricity, mains gas, mains water

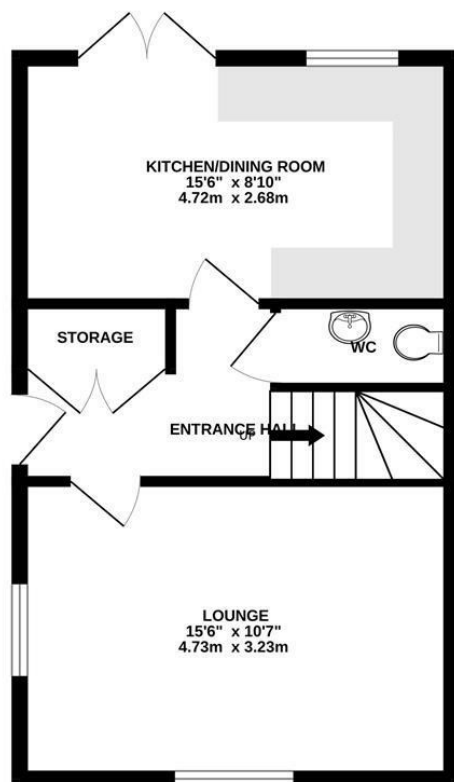
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

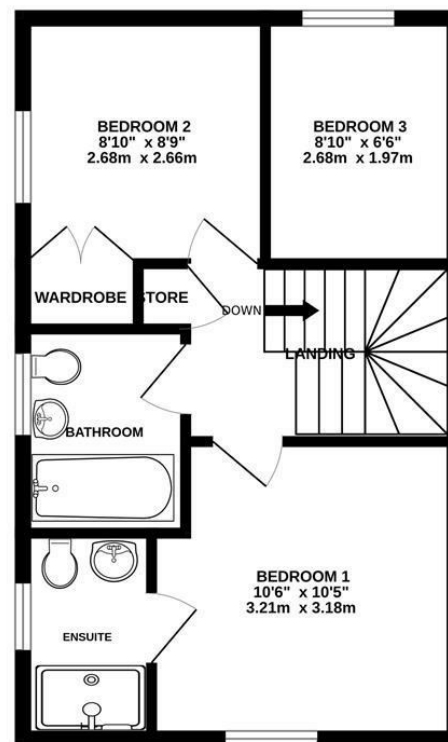
Mobile Signal: Refer to Ofcom website



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

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