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**LARCH WOOD AVENUE**  
WIMBORNE, BH21 2GE

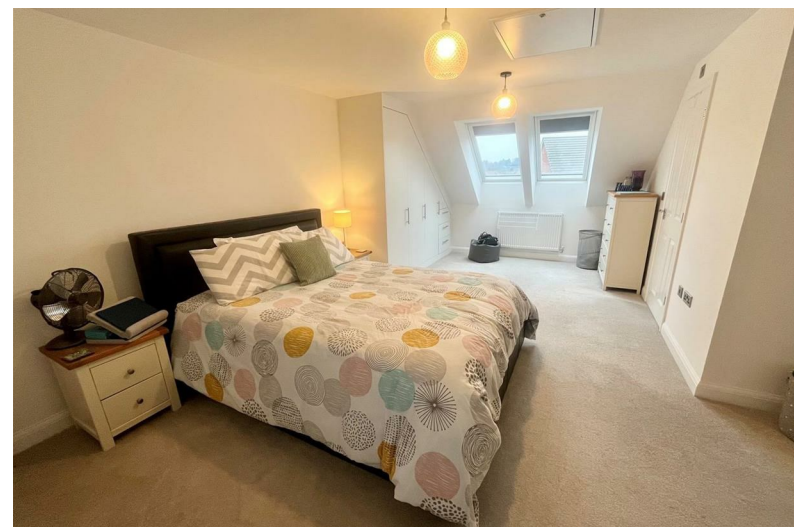


# GUIDE PRICE £465,000

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- LUXURY TOWN HOUSE
- WELL REGARDED ROAD
- POPULAR QUARTER JACK PARK DEVELOPMENT
- NEARBY ACCESS ONTO SANG LAND
- THREE DOUBLE BEDROOMS
- MASTER SUITE WITH ENSUITE
- KITCHEN/DINING ROOM
- LANDSCAPED REAR GARDEN
- PRIVATE DRIVEWAY & WORKSHOP
- BEAUTIFUL RIVERSIDE WALKS

This LUXURY TOWN HOUSE includes THREE DOUBLE BEDROOMS and sits on arguably the most WELL-REGARDED ROAD within the popular Quarter Jack Park development, which sits centrally and benefits from open green space at both ends of the avenue, as well as NEARBY ACCESS ONTO THE SANG LAND, with beautiful RIVERSIDE WALKS CLOSE BY. The property was purchased from new by the current owners, approximately three years ago, and is now beautifully established. This lovely family home has excellent curb appeal, with a block paved PRIVATE DRIVEWAY, a spacious lawned frontage and a maturing shrub border.



Upon entering the property, you are greeted into an entrance hall with access to the tiled cloakroom and the living room. The living room offers plenty of space and light, with a double aspect to include beautiful bay window and the sellers have added an electric fireplace. Off the lounge is a small inner hall providing access to the staircase and kitchen/dining room at the rear of the property. The beautifully fitted kitchen/dining room included upgrades when purchased from new and is fully integrated with all appliances.

Upstairs, the first floor includes two double bedrooms and a large family bathroom, which is fully tiled and includes a shower over the bath.

Access to the second floor is via a staircase in a room which could be fitted with further storage if required.

The whole of the second floor is utilised as a spacious master suite with fitted wardrobes and a fully tiled ensuite shower room.

The rear garden can be accessed from patio doors out of the kitchen/dining room or from the rear of the driveway with newly fitted double gates. There is a workshop, large decking area, separate shed and the garden has been landscaped to include maturing borders.

#### Additional Information

Energy Performance Rating: B

Council Tax Band: D

Ground Maintenance Fee: We believe there is a fee of approx. £204 pa

Tenure: Freehold

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

Conservation area: No

Listed building: No

Restrictive Covenants: Please note restrictive covenants will apply on the development such as parking etc. These should be considered when purchasing the property. Your solicitor will be able to confirm these with you.

Tree Preservation Order: No

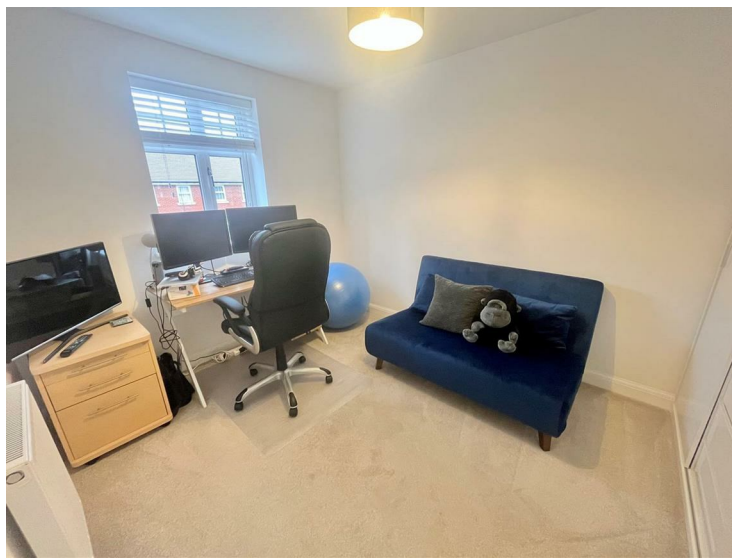
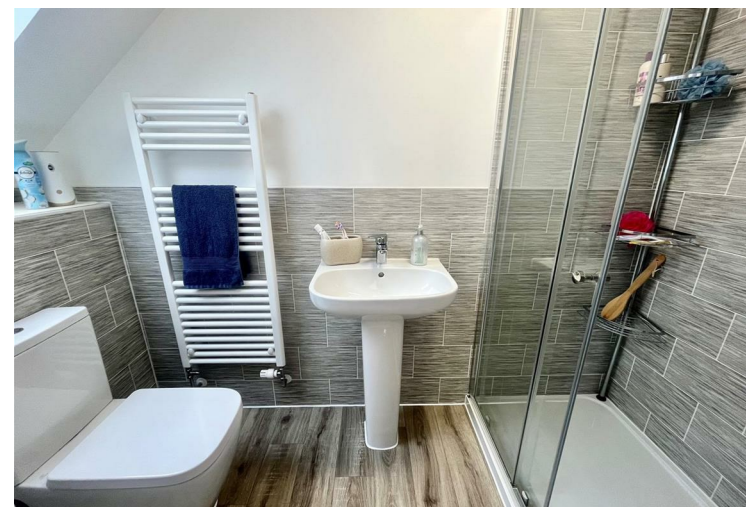
Parking: Private driveway

Utilities: Mains electricity, mains gas, mains water

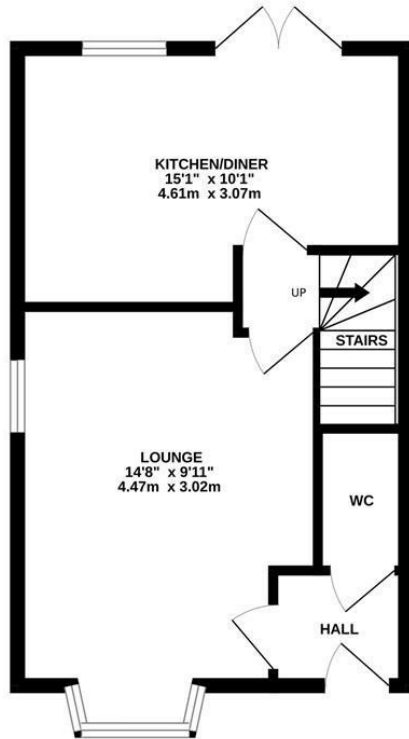
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

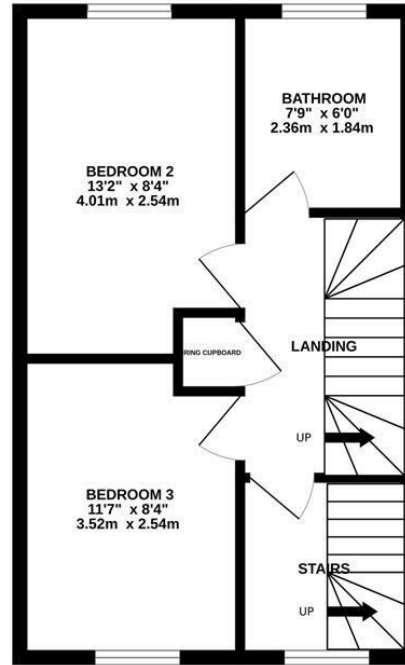
Mobile Signal: Refer to Ofcom website



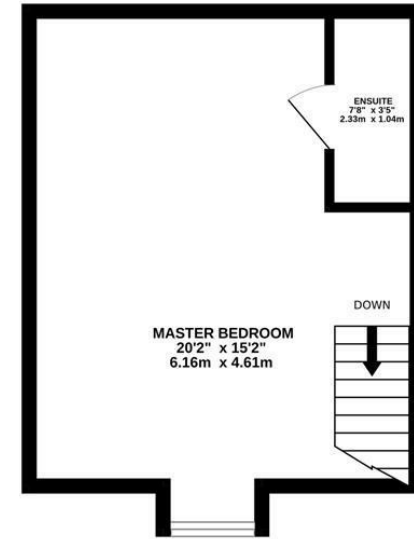
GROUND FLOOR  
384 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



2ND FLOOR  
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 1051 sq.ft. (97.7 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.

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