

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS

STRICKLAND WAY
WIMBORNE, BH21 2GF



GUIDE PRICE £335,000

- SEMI DETACHED HOME
- LARGE GARDEN
- EXCELLENT ORDER THROUGHOUT
- REMAINDER OF 10 YEAR WARRANTY
- 2 BEDROOMS
- DRIVEWAY
- GENEROUSLY SIZED REAR GARDEN
- EASY REACH OF RIVERSIDE & COUNTRY WALKS
- CLOSE TO WIMBORNE TOWN CENTRE
- QUARTER JACK PARK DEVELOPMENT

VENDOR SUITED - This TWO BEDROOM SEMI-DETACHED home is located on the popular Quarter Jack Park development and benefits from a LARGE GARDEN. Constructed by Barratt Homes in 2023, the property is PRESENTED IN EXCELLENT ORDER THROUGHOUT and benefits from the REMAINDER OF THE 10 YEAR WARRANTY.



Upon entering the property there is an entrance lobby, which opens into the lounge.

The lounge is positioned at the front of the property and includes a large window with fitted shutters overlooking the frontage, staircase to the first floor and adjoining lobby with access to the downstairs cloakroom, a storage cupboard under the stairs and kitchen to the rear of the property.

The appliances within the kitchen are integral, including a gas hob, electric oven, fridge freezer, dishwasher, and washer dryer. There is plenty of storage with a range of base and wall units as well as space for a breakfast table. Patio doors lead to the spacious rear garden.

Upstairs, the master bedroom is of a very generous size, with a large cupboard over the stairs, as well as space for a wardrobe. Bedroom two is also a large double room, overlooking the garden. Both bedrooms have shutters fitted to the windows.

The family bathroom is tiled and includes a bath with a shower over, WC, wash hand basin and window with shutters fitted.

The property benefits from a driveway with parking for two cars, as well as side access to the rear garden.

The rear garden is very generously sized and includes a storage shed, outside tap and double socket.

Quarter Jack Park is located within easy reach of beautiful riverside and countryside walks and is just over a mile (approx.) by foot to Wimborne Town Centre.

Additional Information

Agents Note: We understand there is a Maintenance charge of approximately £250 pa

Energy Performance Rating: B

Council Tax Band: C

Tenure: Freehold

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

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Private driveway

Utilities: Mains electricity, mains gas, mains water

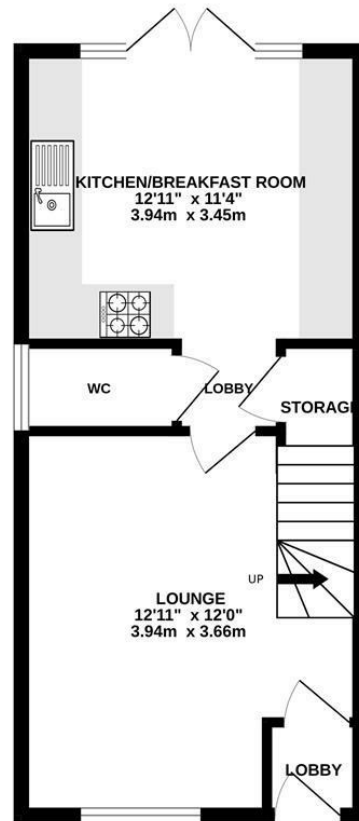
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

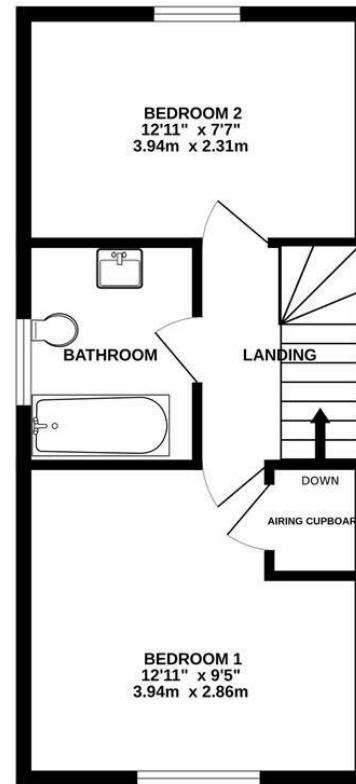
Mobile Signal: Refer to Ofcom website



GROUND FLOOR
377 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 755 sq.ft. (70.1 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.
Made with Metropix 5/2025

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.

Local expertise with powerful national marketing

EDWARDS
E S T A T E A G E N T S



Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardstates.com
01202 855595