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LARCH WOOD AVENUE
WIMBORNE, BH21 2GE



GUIDE PRICE £597,800

- EXECUTIVE HOME
- OWNED SOLAR PANELS
- 4/5 BEDROOMS
- ENSUITE & FAMILY BATHROOM
- POPULAR QUARTER JACK PARK DEVELOPMENT
- LARGE LOUNGE
- KITCHEN FAMILY ROOM
- SEPARATE UTILITY
- PRIVATE DRIVEWAY, GARAGE & EV CHARGING POINT
- LANDSCAPED GARDEN

OWNED SOLAR PANELS - EV CHARGING POINT - This **SPACIOUS FOUR/FIVE BEDROOM EXECUTIVE HOME** 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. The property was purchased from new by the current owners, approximately four years ago, and is now beautifully established. This lovely family home has excellent **CURB APPEAL**, with brick-built pillars and hedging surrounding the boundary, a lawned frontage and block paved driveway providing parking and access to the single garage via an up and over door, as well as rear access to the garden through a wooden gate.



Upon entering the property, you are welcomed into a large light entrance hall, which gives access to all rooms on the ground floor, as well as the staircase to the first floor. The home office is positioned to the front of the house, providing a lovely outlook down the avenue while working. Alternatively, this room could be utilised as a playroom or fifth bedroom. Across the hall is the large lounge, with a big bay window to bring in plenty of light and outlook across the front lawn. There is a downstairs cloakroom with a large storge/coat cupboard. To the rear of the ground floor is an open plan kitchen family room, which stretches across the rear of the property, to include a utility room. The kitchen is fully integrated and there is plenty of space to dine and entertain, with patio doors providing access to the rear garden.

Upstairs, there are four double bedrooms, three of which include built-in wardrobes. The master suite includes two built-in wardrobes and an ensuite shower room. There is a further family bathroom with a bath and separate shower.

The home has gas fired heating, is double glazed throughout and benefits from the installation of solar panels.

The rear garden has been landscaped by the current owners to include three patios, raised beds and plenty of plants and shrubs which are maturing to create further privacy.

Located within easy reach of beautiful riverside & countryside walks and well regarded local schools and is just over a mile (approx.) by foot to Wimborne Town Centre. Wimborne football club is located just outside the development which is open to the public for drinks?

Additional Information

Energy Performance Rating: B

Council Tax Band: F

Ground Maintenance Fee: We believe there is a fee of approx. £256 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, garage & private EV charging point

Utilities: Solar panels, mains electricity, mains gas, mains water

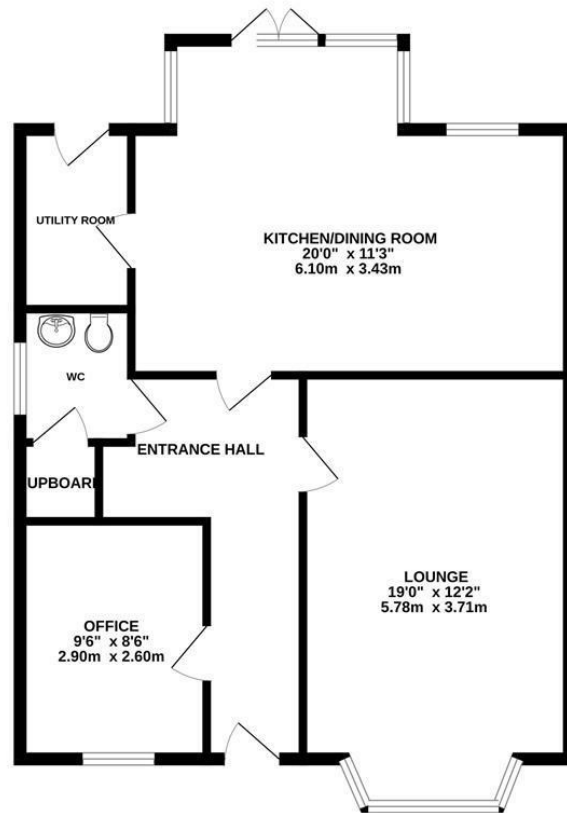
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

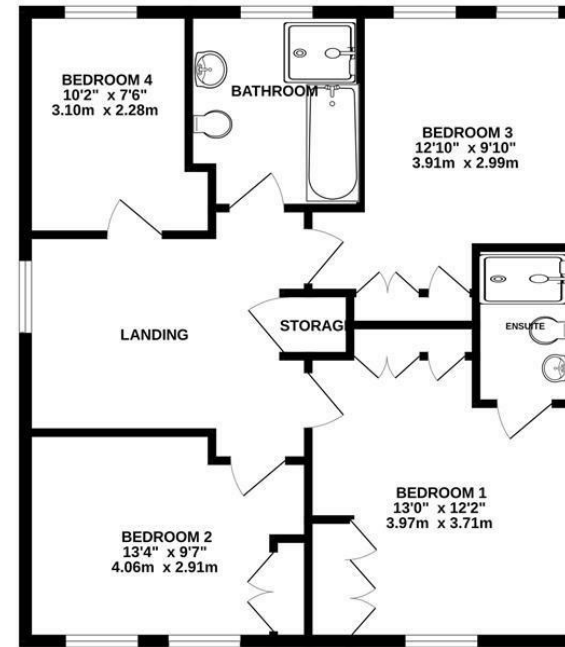
Mobile Signal: Refer to Ofcom website



GROUND FLOOR
781 sq.ft. (72.6 sq.m.) approx.



1ST FLOOR
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA: 1503 sq.ft. (139.7 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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