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**SAMWAYS CLOSE**  
WIMBORNE, BH21 2GB



# GUIDE PRICE £335,000

This TWO BEDROOM SEMI-DETACHED home is located within a QUIET CUL-DE-SAC on the popular Quarter Jack Park development. Constructed by Barratt Homes in 2021, the property is PRESENTED IN EXCELLENT ORDER THROUGHOUT, with a GENEROUS GARDEN WITH A SOUTHERLY ASPECT and benefits from the REMAINDER OF THE 10 YEAR WARRANTY.

Upon entering the property there is an entrance lobby, the current owner has had under stair storage installed.

The lounge is positioned at the front of the property, adjoining a lobby with access to the downstairs cloakroom and kitchen to the rear of the property.

The kitchen has been tiled and has had additional cabinets installed, as well as a shelved larder cupboard.

Upstairs, the master bedroom is of a very generous size, with a large cupboard over the stairs, as well as a walk-in cupboard, which could be utilised as a wardrobe. Bedroom two is also a large double room, overlooking the garden.

The fully tiled family bathroom includes a full length chrome towel rail and bath with shower over.

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

The southerly rear garden is generously sized and has had a new extended patio added. There is also a shed, outside tap and double socket.

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

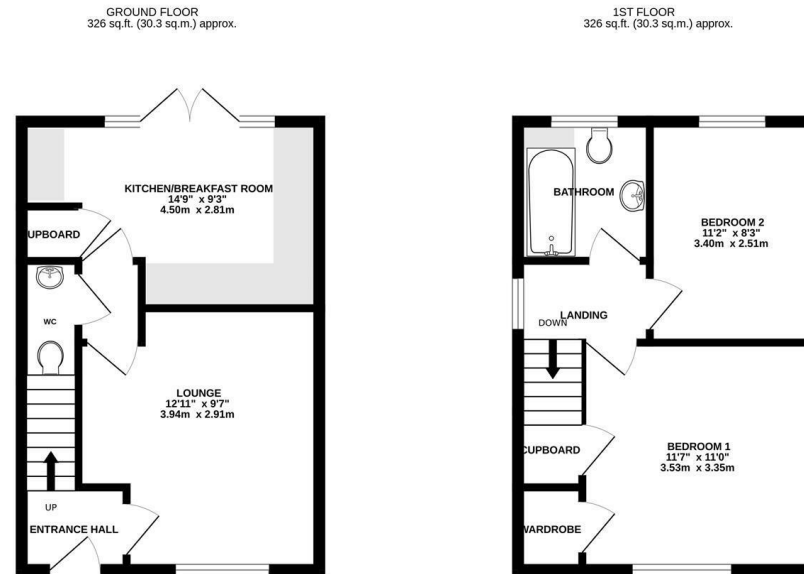
Agents Note: We understand there is a Maintenance charge of approximately £250.00 pa.

Energy Performance Rating B

Council Tax Band C



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TOTAL FLOOR AREA - 652 sq.ft. (60.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors 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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