

HEARNES

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FOR SALE

Wimborne
Dorset, BH21 2GF

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FREEHOLD PRICE £337,500

A beautifully presented two double bedroom home, located in the sought-after Quarter Jack Park development, within easy reach of Wimborne town centre, riverside walks, and local amenities. Offering a superb kitchen/dining room with integrated appliances, stylish bathroom, and a sunny aspect rear garden with thoughtful landscaping, this modern home also benefits from two allocated block-paved parking spaces and £10,000 worth of upgrades from new.

- Light and airy entrance hallway with wood effect flooring throughout the ground floor accommodation
- Spacious front aspect sitting room enjoying a green outlook
- Inner hallway with access to a modern cloakroom
- Contemporary kitchen/dining room with range of base and eye level units and drawers, integrated fridge freezer, washer-dryer, slimline dishwasher, inset hob with oven below and extractor above
- French doors opening onto the landscaped rear garden; ample space for dining table and chairs
- Two double bedrooms: main bedroom with two built in cupboards
- Stylish family bathroom featuring a white three-piece suite with shower over bath and glass screen
- Two allocated block-paved parking spaces
- Outside: landscaped rear garden with composite decking leading to lawn, raised beds, storage shed, external lighting, power and outside tap
- Upgrades include fitted blinds and additional kitchen features
- Maintenance: we understand from the vendor is approximately £207.45 per annum
- Build Warranty: remaining balance of NHBC warranty

The property combines the convenience of town living with countryside charm, set within a modern development with excellent access to green open spaces and scenic walks along the River Stour. Wimborne town centre is approximately 2 miles away where there are a number of shops, restaurants, public houses and the popular Tivoli theatre, with excellent road links to Poole, Bournemouth and wider Dorset.

COUNCIL TAX BAND: C

EPC RATING: B

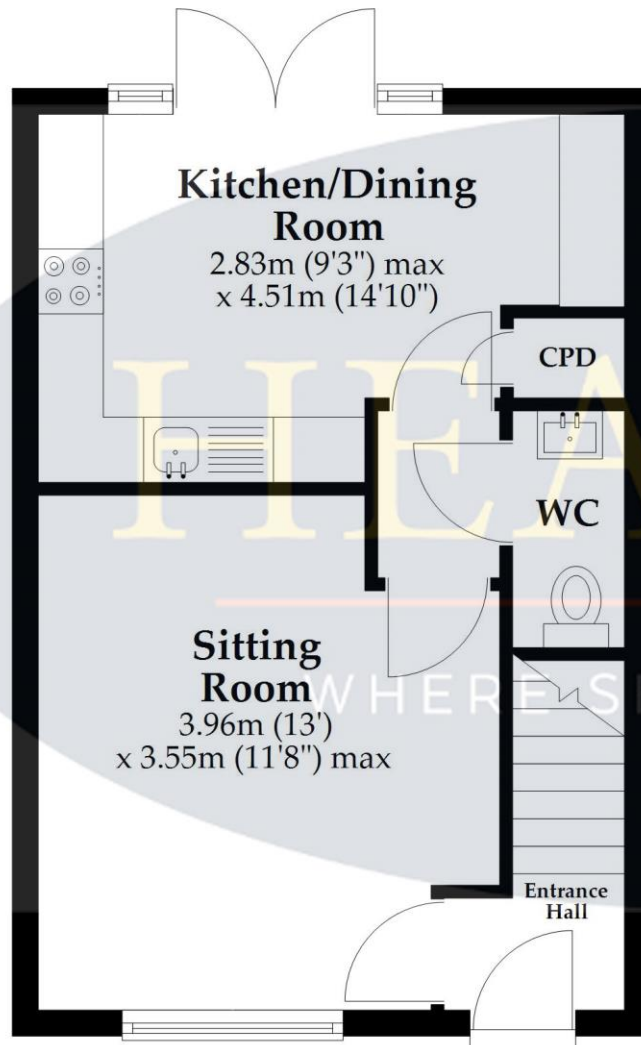
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



Note: Measurements were not taken
by LJT Surveying and we cannot
guarantee their accuracy.

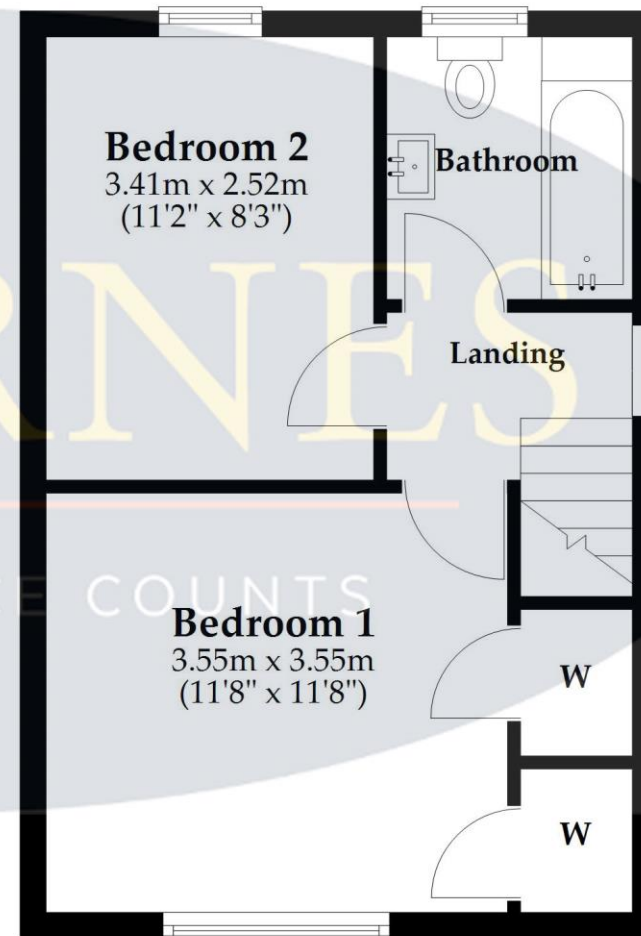
Ground Floor

Approx. 31.1 sq. metres (334.3 sq. feet)



First Floor

Approx. 31.5 sq. metres (339.4 sq. feet)



Total area: approx. 62.6 sq. metres (673.7 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood



