



STRICKLAND WAY
WIMBORNE, BH21 2GF



GUIDE PRICE £340,000

- Remainder of the 10 year warranty
- Popular Quarter Jack Park development
- Large garden
- Presented in excellent order throughout
- 2 bedrooms
- bathroom & ensuite
- Driveway
- Shed
- Generous garden
- Close to beautiful riverside & country walks

This two bedroom home is located on the popular Quarter Jack Park development and benefits from a generous 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, with stairs to the first floor and a door to the ground floor accommodation.

The lounge is positioned at the front of the property, with a lovely outlook towards open green space for residents to enjoy. Off the lounge is a lobby with access to the downstairs cloakroom and kitchen to the rear of the property. The kitchen was upgraded to include all integral appliances (oven, fridge freezer and dishwasher) and has a lovely outlook to the large garden with patio doors.

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 family bathroom includes WC, hand wash basin, towel rail and bath with shower over.

The property benefits from a driveway to the side of the property, with parking for two cars in tandem, plus side access to the rear garden.

The rear garden is generously sized; the patio has been extended by the current owners. There is also a shed with power, outside tap and double socket.

Quarter Jack Park benefits from being located within easy distance of beautiful riverside & countryside walks, as well as being located just over a mile (approx.) by foot to Wimborne Town Centre.

Additional Information

Energy Performance Rating: B

Council Tax Band: C

Tenure: Freehold with common manages areas

Common Managed Areas Charges: £207.05 from 01/06 /25 – 31/06/26

Agents Note: This is a new build development where the developers are still building a second phase and sporting facility

Restrictive Covenants: Yes

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

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Private driveway

Utilities: Mains electricity, mains gas, mains water

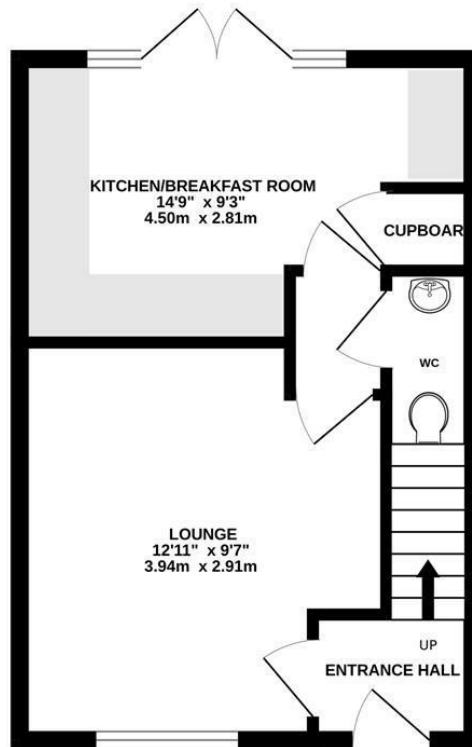
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

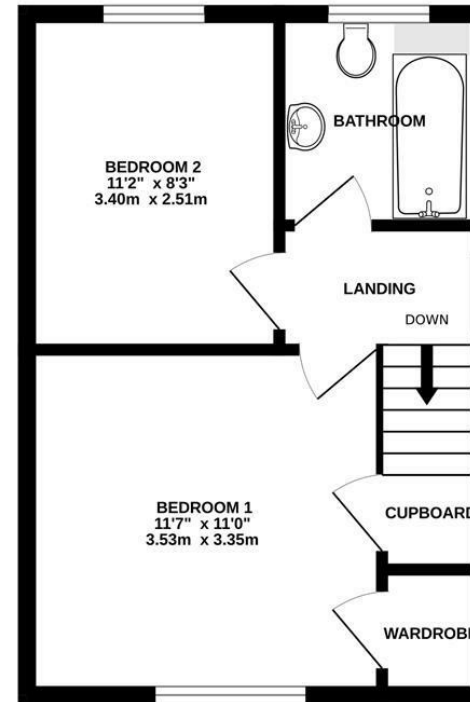
Mobile Signal: Refer to Ofcom website



GROUND FLOOR
326 sq.ft. (30.3 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



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, 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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Ferndown Office

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