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Wimborne  
Dorset, BH21 2FZ



# Wimborne, Dorset, BH21 2FZ

## FREEHOLD PRICE: OFFERS IN EXCESS OF £390,000

A well presented three bedroom, two bathroom semi detached David Wilson home located on the Quarterjack Development built in 2021 with landscaped garden and block paved off road parking for two cars.

- Entrance hall with access to cloakroom
- Cloakroom with pedestal wash hand and WC
- Generous size sitting room and under stairs storage
- Kitchen/diner with patio doors opening onto garden. The kitchen is finished in a range of high gloss grey units with complementary worktops, Zanussi oven, four ring gas hob and extractor hood over, integrated dishwasher, washing machine and fridge freezer
- Two double bedrooms and good size single. The main bedroom has fitted wardrobes and en suite shower room with double shower, pedestal wash hand basin and low level flush WC
- Family bathroom with large bath and handheld shower, rain soaker shower, pedestal wash hand basin and low level flush WC
- Plantation shutters fitted in all rooms
- The south facing rear garden is landscaped with large patio and a range of mature shrubs and plants. The summer house can be included in the sale depending on the offer
- Off road parking for two cars
- Maintenance: We understand from the vendor this is £174.46 per annum

The location of the property combines the advantage of town with easy access to open countryside and the river Stour nearby. Wimborne town centre is within walking distance where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

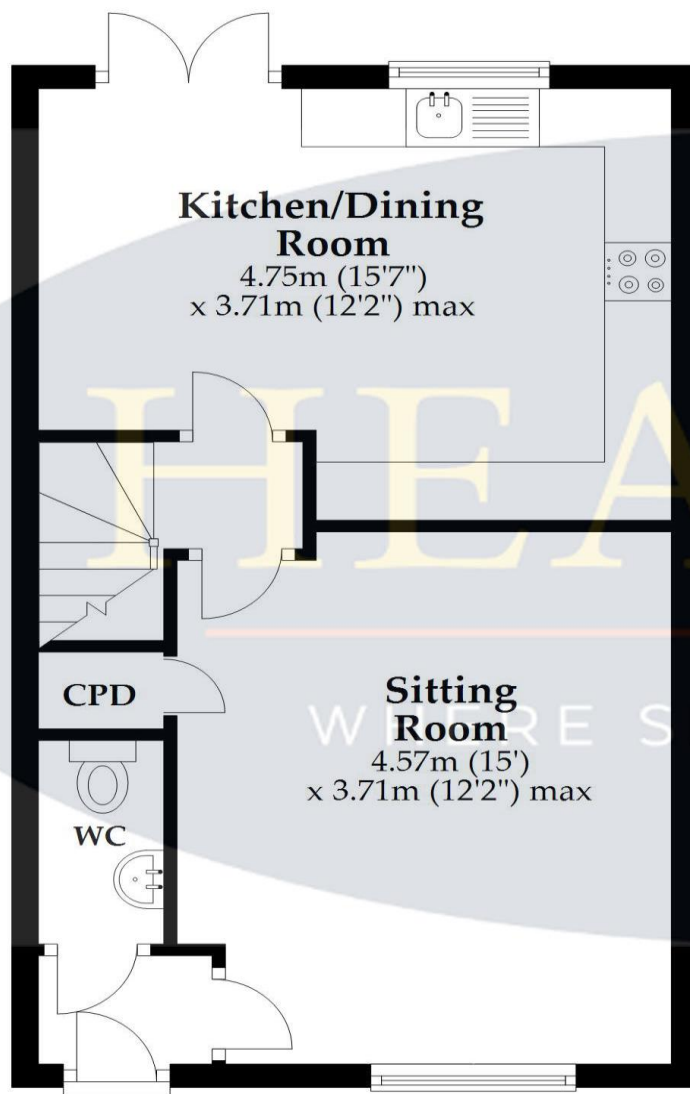
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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.

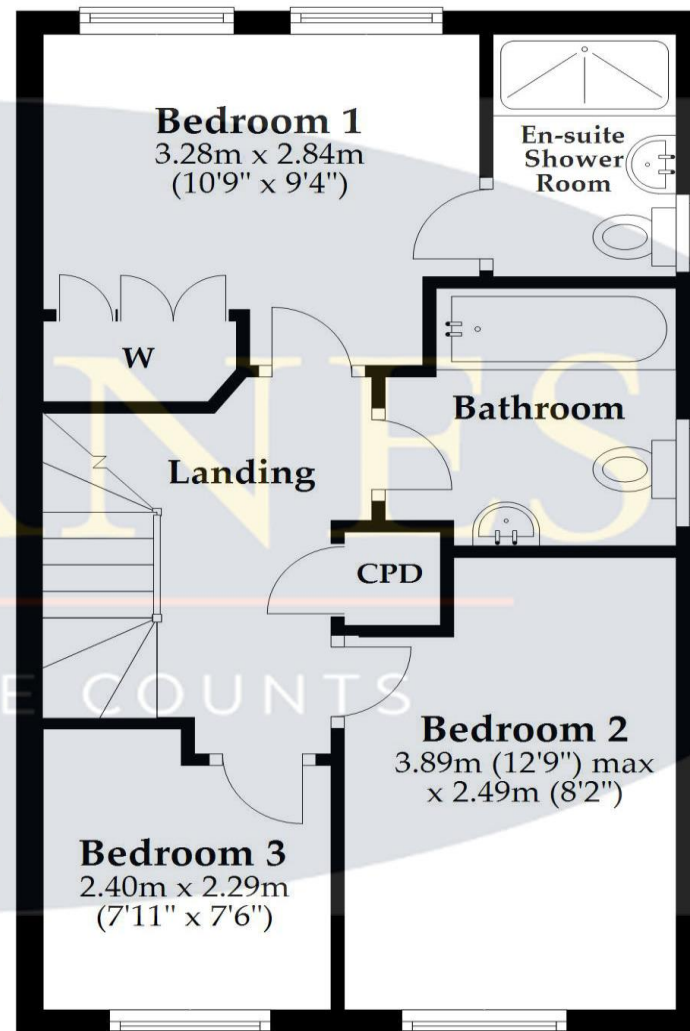
## Ground Floor

Approx. 39.8 sq. metres (428.4 sq. feet)



## First Floor

Approx. 40.1 sq. metres (432.0 sq. feet)



Total area: approx. 79.9 sq. metres (860.4 sq. feet)

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



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