



Asking Price

£399,950

LONSDALE ROAD, WIMBORNE BH21 2GA

Freehold



- ◆ SEMI DETACHED HOUSE
- ◆ THREE BEDROOMS
- ◆ ENSUITE FACILITY TO MASTER
- ◆ TANDEM OFF ROAD PARKING
- ◆ VENDOR SUITED
- ◆ SOUTH FACING REAR GARDEN
- ◆ PURPOSE BUILT GARDEN STUDIO
- ◆ SOLE AGENTS

A well presented, three bedroom, semi-detached home within the new Quarterjack Park development, boasting an en-suite, tandem parking and a purpose built garden studio.

Property Description

Quarterjack Park comprises a collection of two, three and four bedroom homes completed by Barretts and David Wilson Homes. This particular property is positioned on the northerly edge of the development and the accommodation comprises of a living room, kitchen/breakfast room, and cloakroom on the ground floor and there are three bedrooms, family bathroom and en-suite shower room on the first floor. The vendors have completed a number of upgrades to the property since purchasing, which include decorative paneling in the living room, secret under stairs storage cupboard and a purpose built wood-built garden studio. Furthermore, the home offers gas fired heating, as well as being double glazed throughout.





Gardens and Grounds

The front garden is laid to a decorative lawn and there is a brick block driveway to the right hand side of the property, which is suited to two vehicles, and there is a wooden garden gate that denotes access to the rear garden. The rear garden has been landscaped and there is a sizeable patio ideal for alfresco entertaining and a kept lawn. Towards the rear boundary there is a wood-built garden studio which is partly insulated and has the benefit of being double glazed, as well as having power and light.

Estate Charge: £250 per annum.

Location

Wimborne is a vibrant and thriving market town in East Dorset with a comprehensive mix of shopping facilities, restaurants, and attractions to appeal to everyone. Easily accessed by car from all directions via the A31, A35 and B3081 and only 1.5 hours away from London. Wimborne has great public transport links to Bournemouth, Poole and surrounding areas including a comprehensive network of bus routes. Wimborne is immersed in a varied history, preserved and on-show in the c.705 AD Minster Church of Cuthburga with its chained library which is one of only four world-wide. The beautiful twin towers of the Minster provide an elegant backdrop to the town's historic architecture and alongside The Priest's House Museum & Gardens, Wimborne Model Town and the 1930's Art Deco Tivoli theatre, combine to make Wimborne a popular tourist attraction. Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought-after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridleways, footpaths, Blue Flag beaches and coastal routes to explore.



Size: 957 sq ft (88.9 sq m)

Heating: Gas fired (combi) serviced annually

Glazing: Double glazed

Loft: Ladder installed 75% boarded.

Parking: Tandem off road parking

Garden: South facing

Main Services: Electric, water, gas, drains, telephone

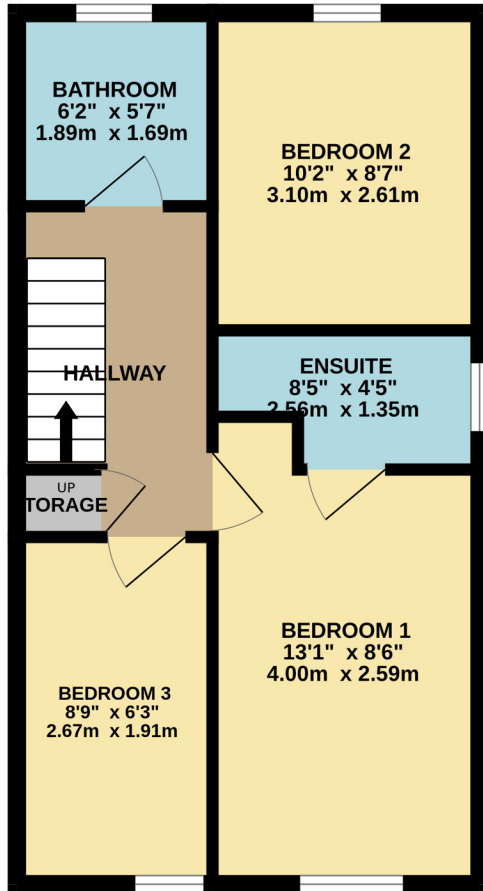
Local Authority: Dorset Council

Council Tax Band: D

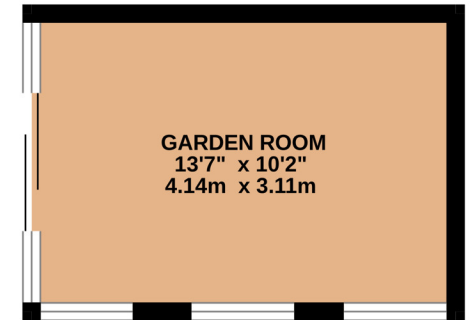
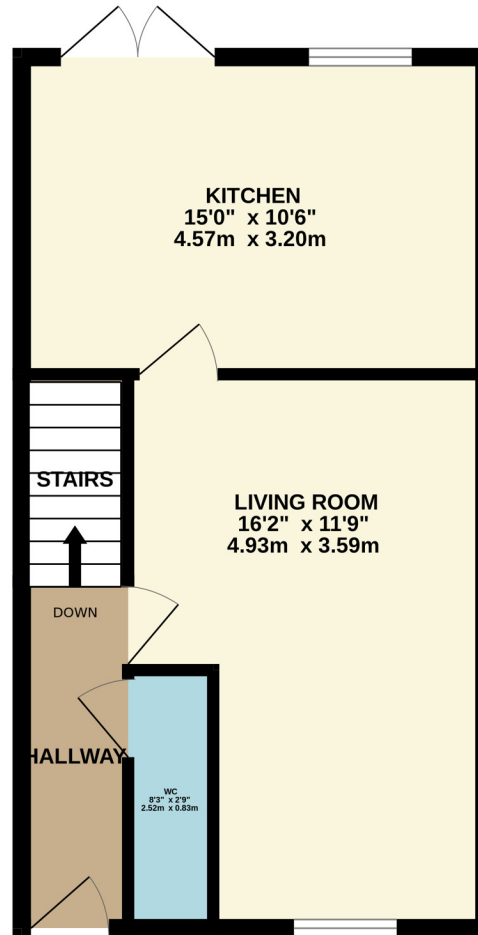




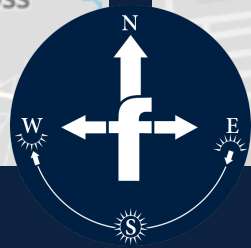
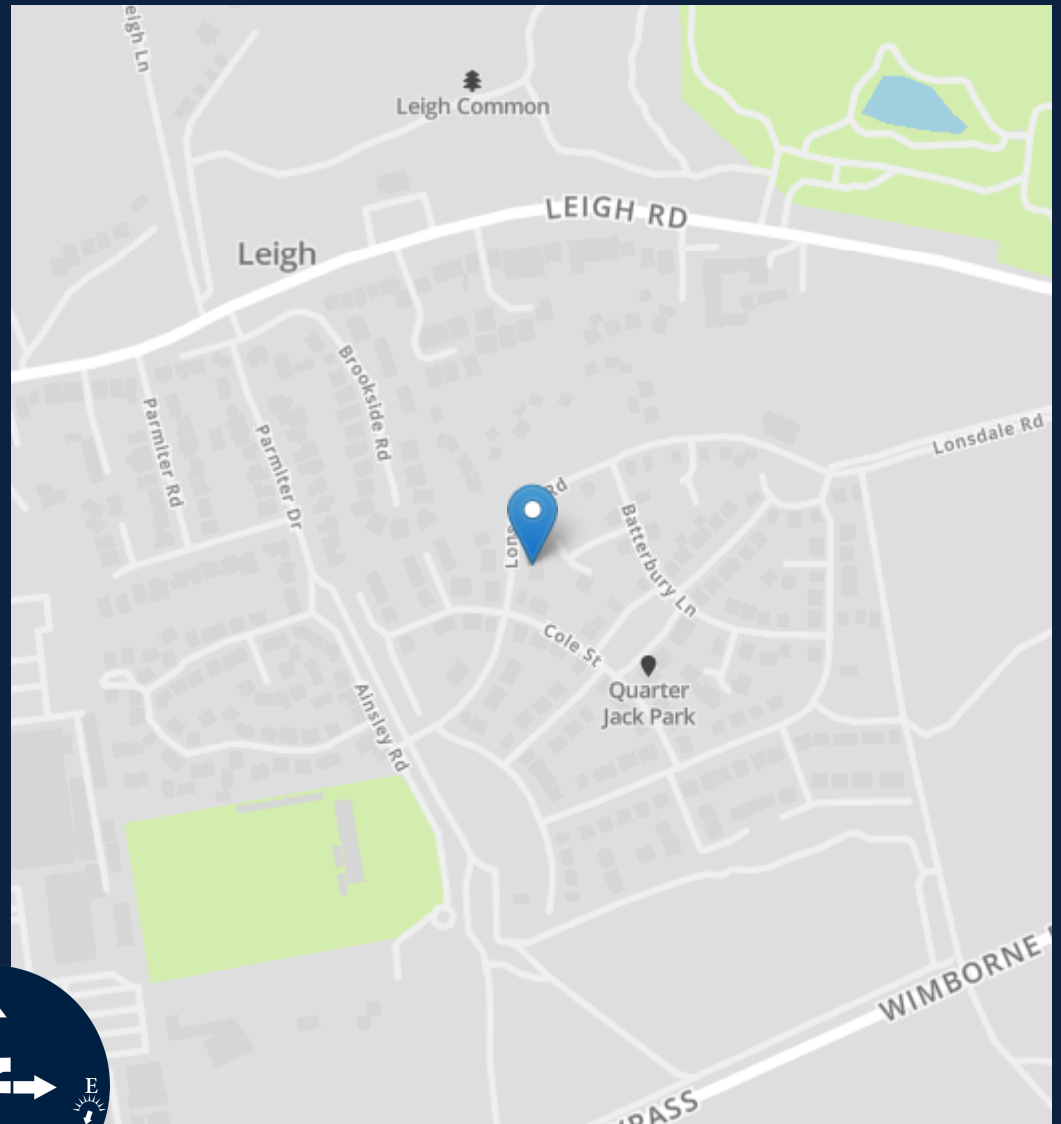
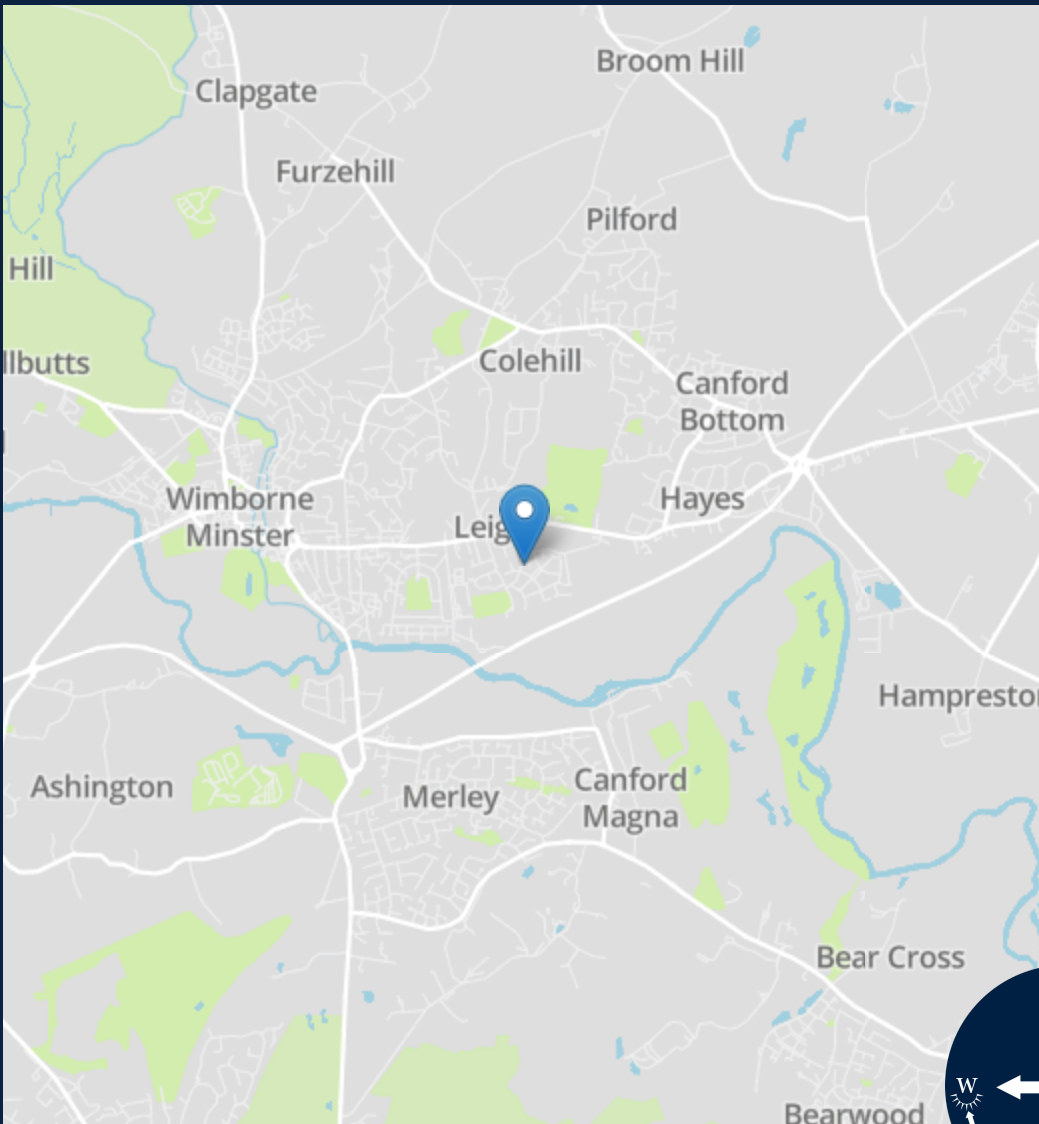
FIRST FLOOR
414 sq.ft. (38.4 sq.m.) approx.



GROUND FLOOR
543 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 957 sq.ft. (88.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
A (92+)	96
B (81-91)	84
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



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