



Total Area: 77.9 m² ... 839 ft²

All measurements are approximate and for display purposes only



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55 Strickland Way, Wimborne, Dorset, BH21 2GF
Guide Price £400,000

**** NO FORWARD CHAIN ** REMAINDER OF A 10 YEAR NEW BUILD WARRANTY ** SOUTHERLY-FACING GARDEN **** Link Homes Estate Agents are delighted to present this three bedroom, two bathroom semi-detached house in the popular Quarter Jack development in the BH21 postcode. Benefitting from an array of fine features including three good-sized bedrooms with bedroom one offering a three-piece en-suite shower room, a modern open-plan kitchen/dining room with integrated appliances leading onto the Southerly-facing private rear garden, a separate living room to the front aspect, a three-piece family bathroom suite, a downstairs WC, ample storage and a block-paved driveway with parking for multiple vehicles. This property is a must view to avoid disappointment!

Constructed in 2022, Strickland Way is located in the Quarter Jack development. Wimborne lies on the River Stour making it a pleasant place for dog walks. The desirable Wimborne Square offers a range of attractions such as pubs, cafes, bars, restaurants, shops, Waitrose and various other useful amenities. Other attractions include The Wimborne Model Village, The Minster Church, The Wimborne Market, The Tivoli Theatre and many others. There is also easy access to the A31 making for a convenient commute to London, taking approximately just two hours.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





Ground Floor

Entrance Hallway

Smooth set ceiling, ceiling light, composite front door to the front aspect, consumer unit, power points, radiator, coconut matt and herringbone LVT flooring.

Living Room

Smooth set ceiling, ceiling light, smoke alarm, UPVC double glazed window to the front aspect, UPVC double glazed window to the side aspect, radiator, fitted unit, television point, power points and herringbone LVT flooring.

Open Plan Kitchen/Diner

Smooth set ceiling, downlights, feature suspended light, smoke alarm, UPVC double glazed window to the rear aspect, UPVC double glazed French doors to the rear aspect, radiator, wall and base fitted units, cupboard with the combination boiler enclosed, integrated longline fridge/freezer, integrated washer/dryer, integrated dishwasher, stainless steel sink with drainer, four-ring electric hob with glass splash back, integrated oven and stainless steel extractor fan above, composite splash back, power points with USB charging, under counter spotlights, understairs storage cupboard, radiator and herringbone LVT flooring.

Downstairs W/C

Smooth set ceiling, ceiling light, extractor fan, toilet, radiator, wall mounted sink and herringbone LVT flooring.

First Floor

Landing

Smooth set ceiling, ceiling light, smoke alarm, loft hatch, wooden balustrades, power points, airing cupboard, radiator and carpeted flooring.

Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, power points, en-suite shower room and carpeted flooring.



En-Suite Shower Room

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the side aspect, double enclosed shower, pedestal sink, stainless steel heated towel rail, part tiled walls, wall mounted vanity with mirrored front and vinyl flooring.

Bedroom Two

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, power points and carpeted flooring.

Bedroom Three

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, power points and carpeted flooring.

Bathroom

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the rear aspect, panelled bath, toilet, radiator, pedestal sink, part tiled walls and vinyl flooring.

Outside

Garden

Southerly-facing, mainly laid to lawn with patio and decking area, surrounding wooden fences, pergola, outside light, side gated access, external power points, outside tap and a shed.

Driveway

Blocked paved driveway with space for multiple vehicles, outside light, surrounding shrubbery and bin store.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: B
Council Tax Band: D - Approximately £2,649.08 per annum.

Stamp Duty

First Time Buyer: £5,000
Moving Home: £10,000
Additional Property: £30,000