

Christopher
Batten



10 Strickland Way
Wimborne, BH21 2GF

Price Guide £575,000 Freehold



A beautifully presented 4 double bedroom detached family house with a large, south facing rear garden, situated in a quiet residential cul-de-sac, on the exclusive Quarterjack Park development, close to delightful river walks and By-The-Way Field, just over a mile from Wimborne town centre.

Built in 2021 by David Wilson Homes to a high standard of specification, the property is energy efficient, and benefits from the residue of a 10 year NHBC warranty, a gas fired central heating system, UPVC double glazing, solar panels, integral garage and ample off road parking, and is tastefully presented throughout featuring some Amtico flooring, contemporary style open plan kitchen/dining room (with integrated appliances), separate utility room, stylish bathrooms, and ample off road parking.

The development is situated just on the outskirts of Wimborne, about 1.5 miles from the town centre offering an excellent range of amenities and a lively shopping centre. Local bus services connect to the coastal towns of Poole and Bournemouth both of which have mainline rail links to London Waterloo.

An integral entrance porch with a front door leads into the reception hall.

Cloakroom

WC, pedestal wash hand basin, and cloaks cupboard.

Lounge

The well proportioned lounge features a bay window and a large, walk-in downstairs storage cupboard.

Kitchen/dining room

A superb open plan kitchen/dining room features a large, square bay window overlooking the south facing rear garden, a family area, Amtico flooring, contemporary range of high gloss units, worktops, electric double oven, 5-burner gas hob, and an integrated dishwasher and fridge/freezer.





Separate utility room

Appliance space and plumbing for washing machine and tumbler dryer, and door to the garden.

From the reception hall, a straight staircase leads the first floor galleried landing having access to a part boarded loft space (with retractable ladder), and an airing cupboard.

Bedroom 1

The dual aspect main bedroom has fitted wardrobes.



En suite shower room

Shower, pedestal wash hand basin, and WC.

Bedroom 2

Fitted wardrobes.

Bedroom 3

Fitted wardrobes.

Bedroom 4

Family bath/shower room

Panelled bath, separate shower, WC, pedestal wash hand basin, electric shaver point, and ladder rack style radiator.



Outside

A block paved driveway providing off road parking leads to an integral garage with up-and-over door, power and lighting. The open plan front garden is lawned, and a side garden gate gives access to the south facing rear garden, which is nicely enclosed by timber fencing, predominately laid to lawn, and extends to the side of the property.

Agents' Note

There is a maintenance charge of £158 per annum for the upkeep of the communal areas.

Directions

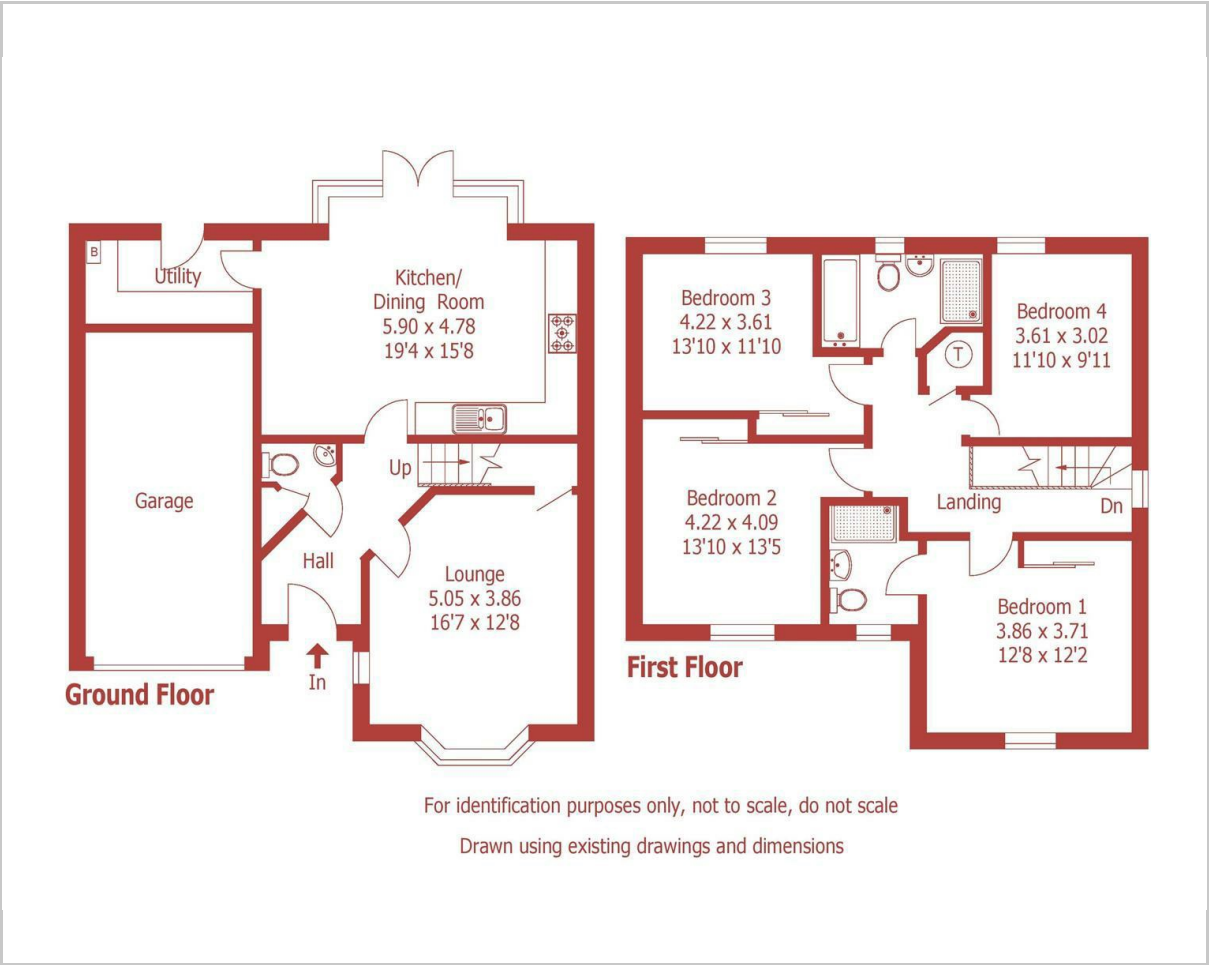
From Wimborne, proceed east along Leigh Road towards Ferndown which becomes Wimborne Road West. Just past By-The-Way Field on your left, turn right into Lonsdale Road, bear left into Strickland Way, and the property can be found in a cul-de-sac on the right hand side.

Council Tax

Band F



Floor Plan



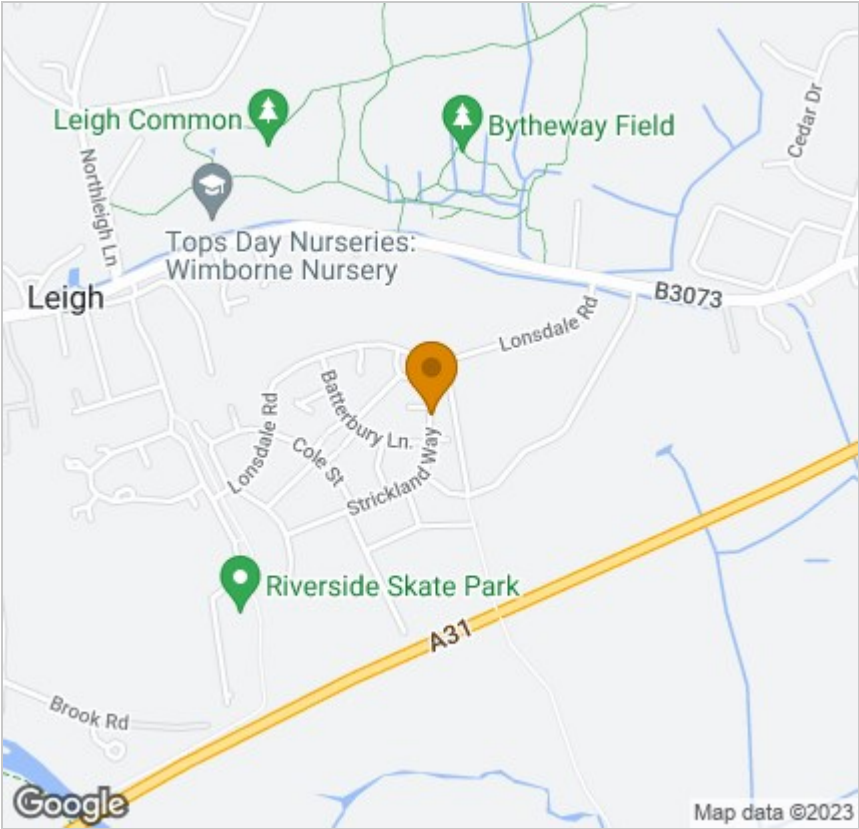
Viewing

By prior arrangement through Christopher Batten

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Area Map



Energy Efficiency Graph

