



36 STRICKLAND WAY, WIMBORNE, DORSET, BH21 2GF  
£335,000 FREEHOLD

## A MODERN 2 BEDROOM SEMI-DETACHED HOUSE BUILT BY BARRATT HOMES IN 2023, WITH OFF ROAD PARKING, AND THE REMAINDER OF ITS 10-YEAR BUILDING WARRANTY.

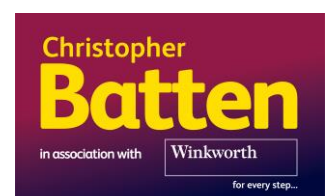
### SUMMARY:

Tastefully presented throughout, the property benefits from gas central heating and UPVC double glazing, and has a nicely enclosed, lawned rear garden.

### AT A GLANCE

- Tastefully presented throughout
- Nicely enclosed rear garden
- Remainder of its 10-year building warranty
- About 1.5 mile's level walk of the town centre
- Driveway provides ample off road parking

Wimborne | 01202 841171 | [properties@christopherbatten.com](mailto:properties@christopherbatten.com)







## DESCRIPTION:

The Quarterjack development is on the edge of Wimborne, about 1.5 mile's level walk of the town centre.

An entrance canopy (with outside light) leads to an entrance lobby. The sitting room has an open plan staircase to the first floor. Across the rear of the house, there is a kitchen/dining room with French doors to the rear garden, an excellent range of contemporary units, worktops with lighting, and integrated appliances including gas hob, extractor, electric oven, washer/dryer, dishwasher and fridge-freezer. (The white goods will be available by separate negotiation.) A cupboard houses the Ideal gas central heating boiler.

There is also a ground floor cloakroom with WC and wash basin.

Off the first floor landing, bedroom 1 has a built-in cupboard and a wardrobe recess, and bedroom 2 has a loft access. The bathroom comprises bath (with shower and screen over), wash basin, WC and electric shaver point.



The open plan front garden is lawned with a footpath to the front door, and planted borders.

A block paved driveway beside the house provides ample off road parking. A side gate leads to the nicely enclosed rear garden which is predominantly lawned, with a paved patio.

### **LOCATION:**

The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church.

There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

### **COUNCIL TAX:**

Band C

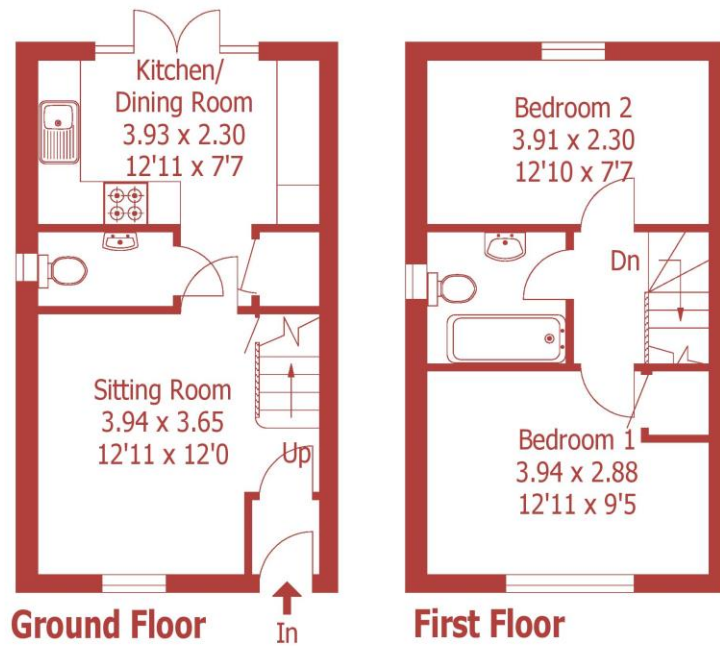
### **DIRECTIONS:**

From Wimborne, proceed east along Leigh Road, continuing ahead at the crossroads with St Johns Hill and Avenue Road. Proceed past Northleigh Lane, Leigh Common and Bytheway Field on the left, and turn left into Lonsdale Road. Turn second left into Strickland Way.





Approximate Gross Internal Area :- 57 sq m / 612 sq ft



For identification purposes only, not to scale, do not scale



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (91-95)	97
B (81-90)	83
C (69-80)	
D (54-68)	
E (39-53)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

DISCLAIMER: Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Wimborne | 01202 841171 | properties@christopherbatten.com

[christopherbatten.co.uk](http://christopherbatten.co.uk)

