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ESTATE AGENTS

MATILDA CLOSE
WIMBORNE, BH21 1GQ



GUIDE PRICE £625,000

- IMMACULATE DETACHED HOUSE
- OWNED SOLAR PANELS
- QUIET CUL DE SAC
- GENEROUSLY SIZED PLOT
- 3 BEDROOMS
- KITCHEN/FAMILY ROOM & LARGE UTILITY ROOM
- LARGE LOUNGE/DINING ROOM
- SPACIOUS ENSUITE SHOWER ROOM
- OFF ROAD PARKING & GARAGE
- LANDSCAPED GARDENS

This immaculately presented three bedroom detached home was purchased from new by the current owners approximately 9 years ago and has been beautifully maintained and enhanced since. Located in a quiet cul de sac off of the popular Merley Gardens, the property is positioned on a private, peaceful and generously sized plot. There is parking for two cars on a block paved driveway, outside of a single garage, which is positioned on a lower level to the front of the property. The property is then accessed via a couple of steps up and through the front garden, which has been beautifully landscaped. There is gated side access to the rear garden and a storm porch over the front door.



Once inside, you are greeted into a welcoming entrance hall, which provides access to all ground floor rooms, and stairs to the first floor, with a cupboard under. There is a ground floor cloakroom and a large utility room, with space and plumbing for a tumble dryer and washing machine. A notable feature is the large kitchen/family room, which is fitted with a shaker style kitchen and integral appliances to include a double oven, five ring gas hob, fridge/freezer and dish washer. There are two windows in this room, offering plenty of light. There is plenty of space to entertain and relax in this room, which is currently furnished with a breakfast table and sitting area.

To the rear of the property, is a lovely large lounge/dining room, which can be accessed from both the kitchen and the hall, offering a lovely flow. The bifold doors across the rear of this room provide open access to the beautiful rear garden.

Upstairs, there is a lovely light landing with a velux window above the stairs and a storage cupboard.

The principle bedroom is very generously sized, with plenty of fitted wardrobes, a window looking across the frontage and benefits from a spacious ensuite shower room, which is fully tiled and includes a WC, hand wash basin and heated towel rail.

Bedrooms two and three also include fitted wardrobes and are positioned at the rear of the property.

The family bathroom includes a bath with a shower over, WC, hand wash basin, heated towel rail and is also fully tiled.

The current owners employed a gardener to landscape the garden after purchasing the property, which matured beautifully, with lovely borders, fruit trees, and several places to relax and entertain.

Additional Information

Agents Note: We believe the property has the right to go over the neighbouring property for maintenance

Energy Performance Rating: B

Council Tax Band: E

Tenure: Freehold

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Private driveway & detached garage

Utilities: Owned solar panels, mains electricity, mains gas, mains water

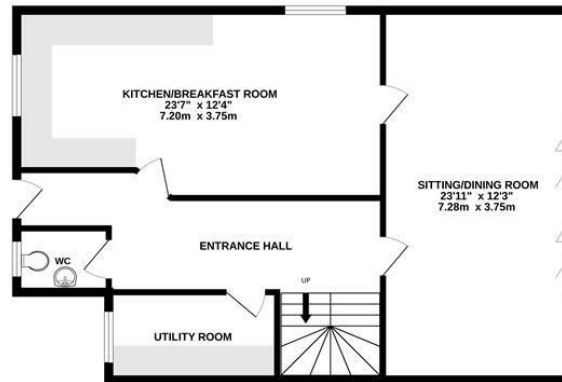
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

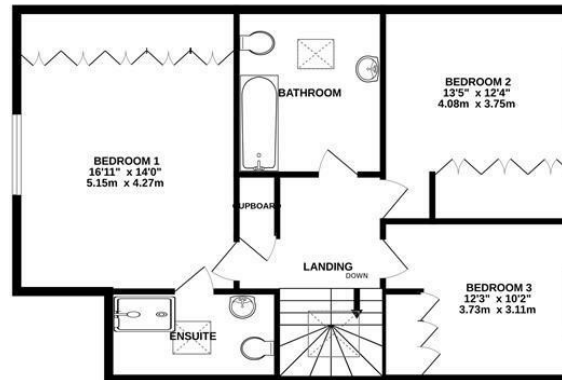
Mobile Signal: Refer to Ofcom website



GROUND FLOOR
824 sq.ft. (76.6 sq.m.) approx.



1ST FLOOR
825 sq.ft. (76.6 sq.m.) approx.



TOTAL FLOOR AREA : 1649 sq.ft. (153.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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