



1 Matilda Close, Merley, Wimborne BH21 1GQ

Constructed by renowned local developer, Harry J Palmer Ltd, the opportunity to acquire a spacious individual home presented for sale in show home condition throughout and enjoying a large garden setting on a small development of just five properties, within easy reach of Broadstone and the historic market town of Wimborne Minster.

EPC: 89 Council Tax Band: E Price: £675,000 Freehold







Key Features

- THREE DOUBLE BEDROOMS
- WELL APPOINTED KITCHEN/BREAKFAST ROOM WITH QUARTZ WORKTOPS
- LARGE UTILITY ROOM
- SUPERB LIVING ROOM WITH FIVE BI-FOLD DOORS
- MASTER EN SUITE SHOWER
- DETACHED GARAGE WITH PITCHED ROOF AND TWO PARKING SPACES
- UNDERFLOOR HEATING AND SOLAR ENERGY
- OUTSTANDING WELL STOCKED GARDENS
- SHOW HOME CONDITION
- PRIME LOCATION

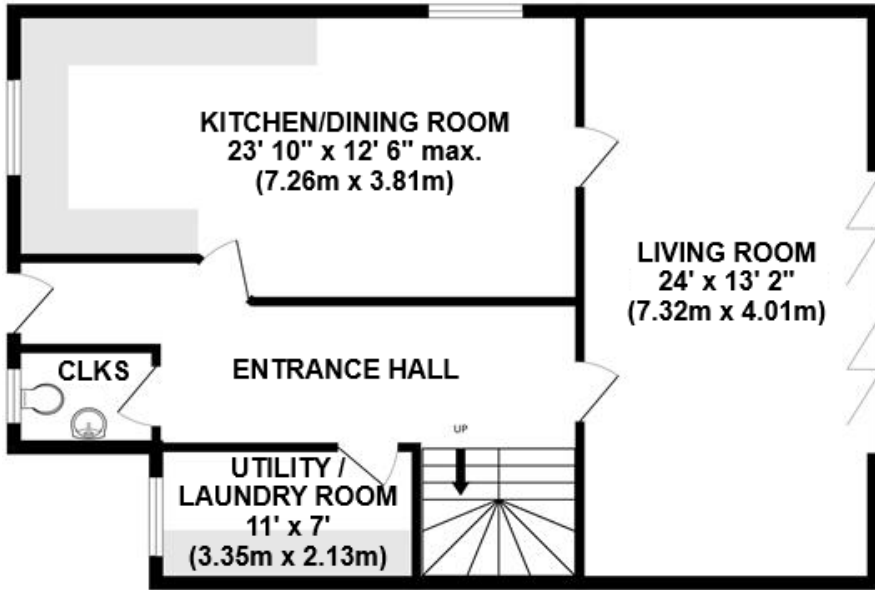
The Property

Upon arriving at 1 Matilda Close, one is immediately impressed with the landscaped front gardens and a pathway leading to the front door, which in turn continues into the spacious reception hall which serves all principal ground floor rooms. There is an outstanding living room with five bi-fold doors, leading out to the beautifully maintained secluded gardens. The well appointed kitchen is accessed from both the living room and hallway and comprises an extensive range of quality wall and floor mounted units with full range of appliances, including a water softener. There is ample space for dining and entertaining. To complete the picture on the ground floor, there is a spacious utility room and downstairs cloakroom. LVT flooring throughout the ground floor with the exception of the kitchen which has ceramic tiled flooring.

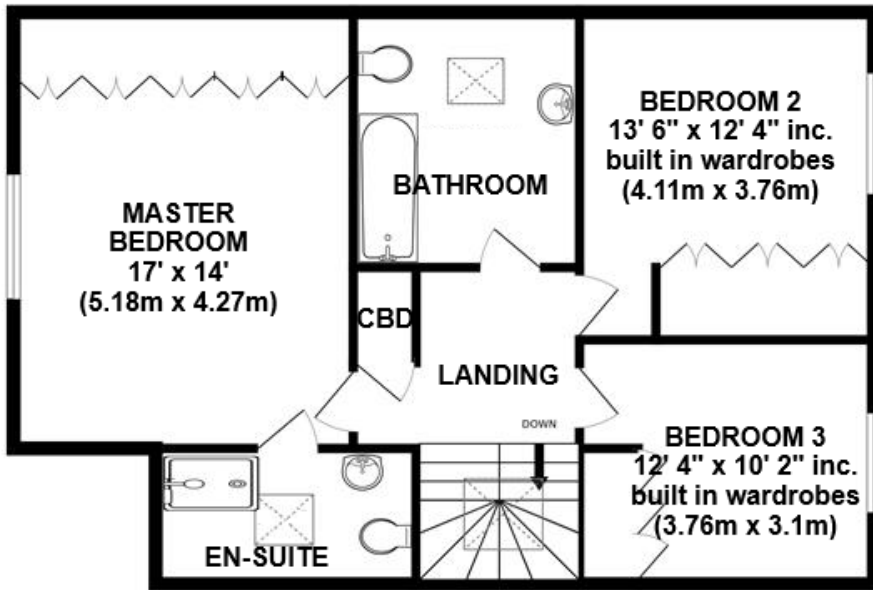
On the first floor, there is an outstanding master bedroom with full range of fitted wardrobes and furniture, together with a well appointed shower room. Two further double bedrooms both have built in wardrobes, whilst there is a family bathroom.

The property benefits from owned solar panels which subsidise the energy bills. In addition, the high specification includes solid internal doors, together with quality double glazed windows throughout.

Driveway and large garage with electrically operated door. Beautifully kept extensive grounds including wrap around gardens, which were professionally landscaped in 2017 with an amazing range of shrubs and a high degree of seclusion and two patio areas, ideal for summer entertaining.



GROUND FLOOR



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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