



8 MORALEE CLOSE, 32 ROWLANDS HILL, WIMBORNE, DORSET, BH21 1AW  
**£525,000 FREEHOLD**

## **A 3 BEDROOM SEMI-DETACHED HOUSE IN AN EXCLUSIVE DEVELOPMENT IN ONE OF WIMBORNE'S PREMIER LOCATIONS, WITHIN WALKING DISTANCE OF THE TOWN CENTRE.**

### **SUMMARY:**

A 3 bedroom semi-detached house in an exclusive development in one of Wimborne's premier locations, within walking distance of the town centre.

Moralee Close comprises 8 new build and 2 refurbished homes designed with a seamless blend of classic and contemporary styles, and finished to a high specification, enjoying easy access to Wimborne's retail, education and leisure amenities.

### **AT A GLANCE**

- Exclusive development
- Within walking distance of the town centre
- Estimated completion Autumn 2024
- 10-year building warranty
- 2 bathrooms & 2 parking spaces

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## DESCRIPTION:

A 3 bedroom semi-detached house in an exclusive development in one of Wimborne's premier locations, within walking distance of the town centre.

Moralee Close comprises 8 new build and 2 refurbished homes designed with a seamless blend of classic and contemporary styles, and finished to a high specification, enjoying easy access to Wimborne's retail, education and leisure amenities.

Number 8 comprises a contemporary kitchen/dining room with double doors to the garden, a separate dual aspect living room, 3 bedrooms, a bathroom, an en suite shower room and a ground floor cloakroom.

It benefits from gas central heating, solar panels, 2 parking spaces and a garden, and comes with a 10-year warranty.

Whether you're seeking your first home, downsizing, or looking for something new, this select cluster of homes offers it all.





The new builds retain a style in keeping with Wimborne's natural character, and sit on a gently sloping site, providing southerly views towards the Stour Valley.

**AGENTS' NOTES:** Images include CGIs and internal photography from a previous development.

All homes within the development are subject to an estate charge.

### **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 TBC

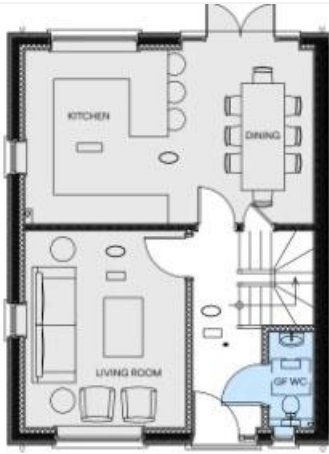
### **EPC RATING:**

Band TBC

### **DIRECTIONS:**

From Wimborne, proceed up Rowlands Hill, and Moralee Close can found on the left hand side.



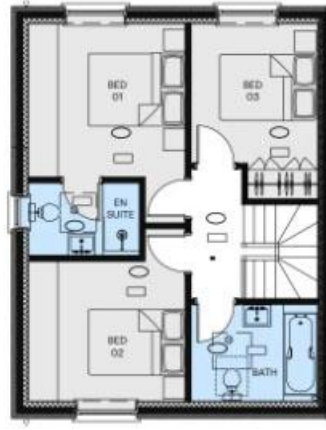


## Ground Floor

**Kitchen & Dining Room**  
6.93m X 3.65m

**Living Room**  
4.12m X 3.38m

**WC**  
2.05m X 1.00m



## First Floor

**Master Bedroom**  
3.27m X 3.21m

**Third Bedroom**  
3.66m X 2.66m

**En Suite Bathroom**  
2.29m X 1.49m

**Bathroom**  
2.66m X 2.03m

**Second Bedroom**  
3.27m X 2.93m



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.

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.

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