

*Asking Price*  
**£450,000**

Freehold

LACY DRIVE, WIMBORNE BH21 1AY





- ◆ **DETACHED BUNGALOW**
- ◆ **TWO DOUBLE BEDROOMS**
- ◆ **SCOPE TO EXTEND (STPP)**
- ◆ **DETACHED SINGLE GARAGE**

A well proportioned, two bedroom, detached bungalow situated on a sympathetic plot and boasting views across Wimborne Minster and beyond.

## Property Description

Lacy Drive is positioned within close proximity to Wimborne town centre and is a popular residential location for those wanting to have walking access to the shopping and entertainment facilities of the town centre. This particular home occupies a generous plot which would allow you to extend the home further, should you wish, and the accommodation currently comprises two double bedrooms, double aspect living room, family bathroom and extended kitchen/breakfast room. The home has also been entirely double glazed throughout and benefits from gas fired heating.

## Gardens and Grounds

The front garden is primarily laid to lawn and there is a driveway towards the right hand side of the property which is suited to two vehicles in tandem and in turn gives access to the detached single garage, which has an up and over style door. Between the garage and bungalow there is a pathway which leads to a further garden shed, as well as giving access to the rear garden. The rear garden is laid to lawn, there is an ornate pond with patio area surrounding and a glazed greenhouse. The boundaries are clearly denoted by a variety of closed panel fences and the garden extends to the right hand side of the home, which provides scope for extension (STPP).

## Location

Wimborne is a vibrant and thriving market town in East Dorset with a comprehensive mix of shopping facilities, restaurants, and attractions to appeal to everyone. Easily accessed by car from all directions via the A31, A35 and B3081 Wimborne has great public transport links to Bournemouth, Poole and surrounding areas including a comprehensive network of bus routes. Wimborne is immersed in a varied history, preserved and on-show in the c.705 AD Minster Church of Cuthburga with its chained library which is one of only four world-wide. The beautiful twin towers of the Minster provide an elegant backdrop to the town's historic architecture and alongside The Priest's House Museum & Gardens, Wimborne Model Town and the 1930's Art Deco Tivoli theatre, combine to make Wimborne a popular tourist attraction. Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought-after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridleways, footpaths and coastal routes to explore.

Size: 755 sq ft (70.1 sq m)

Heating: Gas fired (vented) serviced annually

Glazing: Double glazed

Loft: Ladder installed. Lighting, 25% boarded.

Parking: Tandem driveway & single garage

Garden: West facing

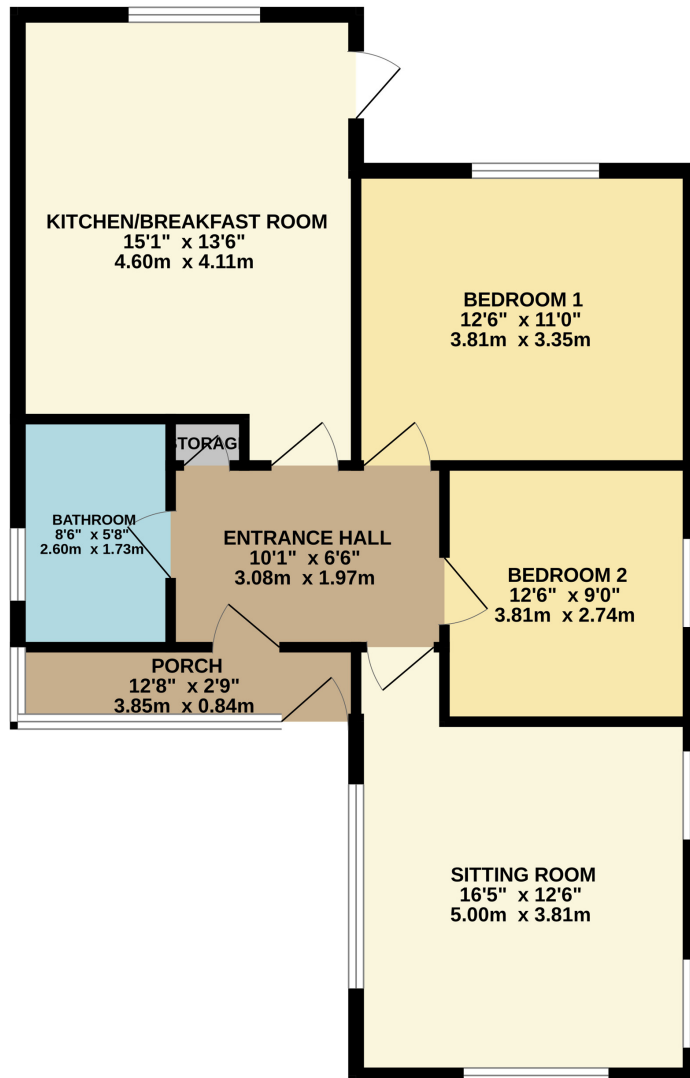
Main Services: Electric, water, gas, telephone, drains

Local Authority: Dorset Council

Council Tax Band: D



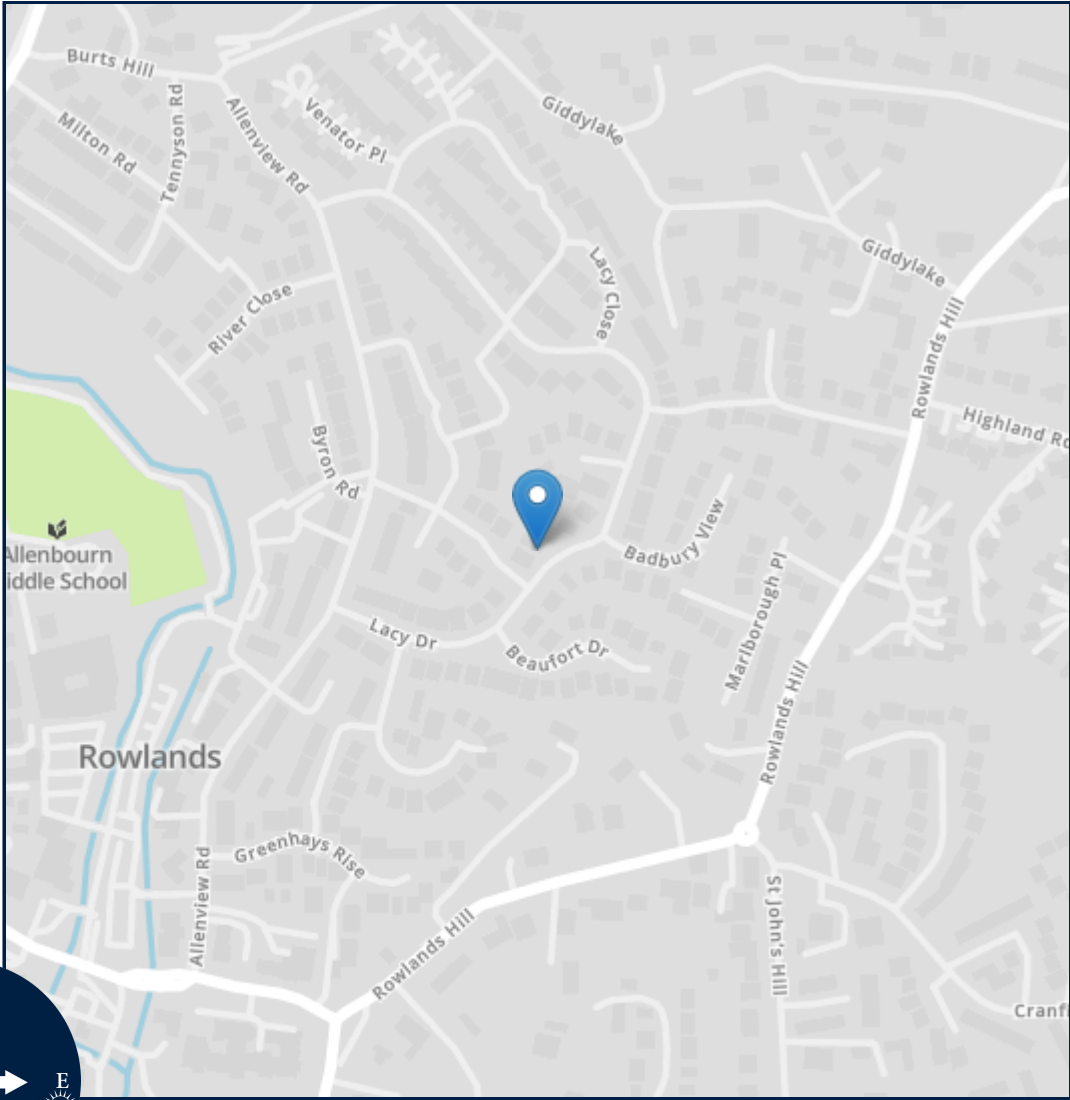
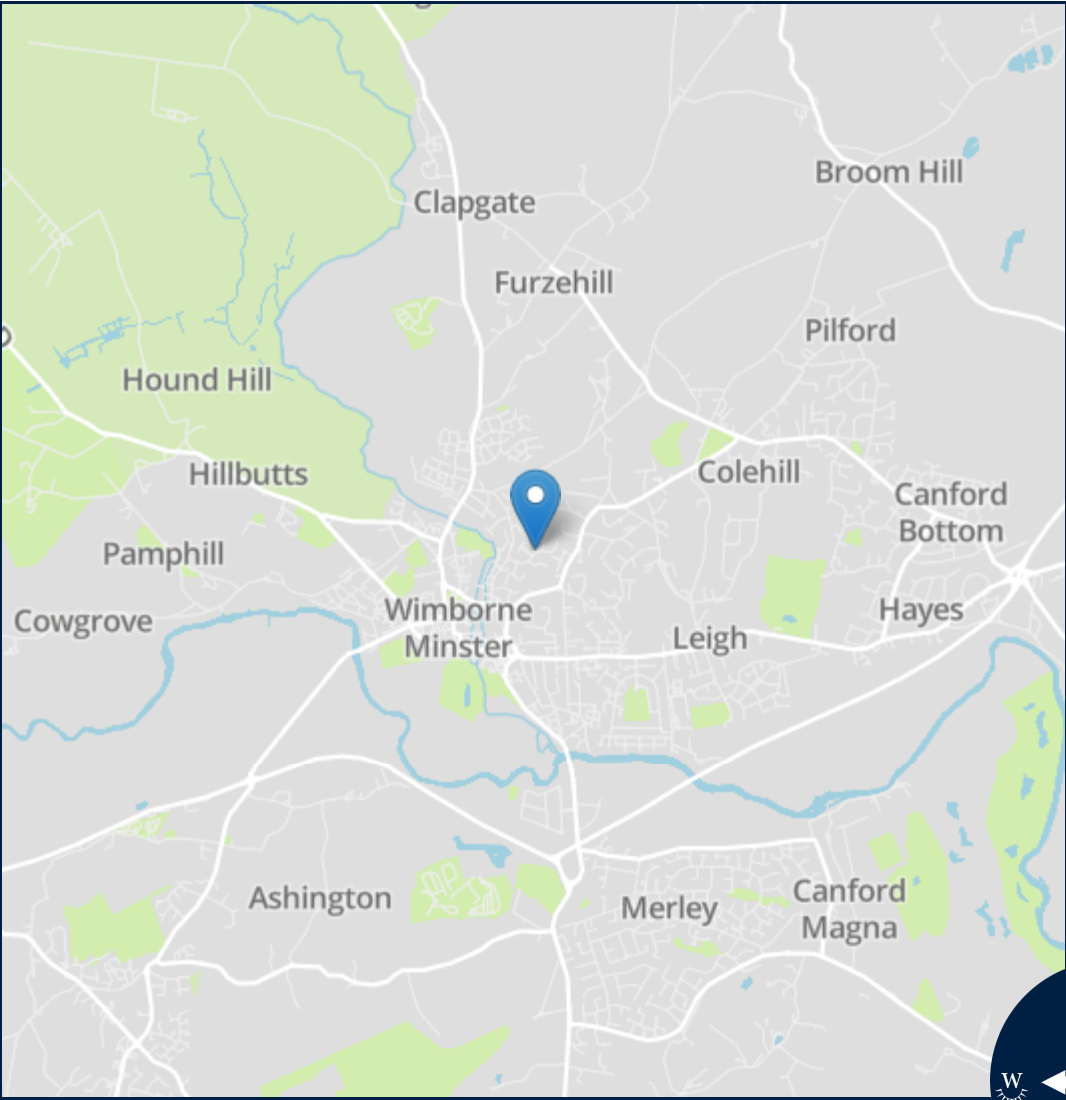
GROUND FLOOR  
755 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA : 755 sq.ft. (70.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>85</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>66</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Important notice: Fisks Estate Agents, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fisks Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



12 East Street, Wimborne,  
Dorset, BH21 1DS  
[www.fisksestateagents.co.uk](http://www.fisksestateagents.co.uk)  
01202 880000