



Asking Price

£495,000

Freehold

LACY DRIVE, WIMBORNE BH21 1AY



- ◆ **DETACHED FAMILY HOME**
- ◆ **THREE DOUBLE BEDROOMS**
- ◆ **SCOPE TO EXTEND (STPP)**
- ◆ **DETACHED GARAGE**

A detached, three bedroom, family home situated close to Wimborne town centre and boasting scope for extension (STPP) as well as modernisation throughout. The home benefits from being on a generous corner plot and has a detached garage, as well as gas fired heating and double glazing.

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 corner plot, which lends itself to development, and would allow a prospective purchaser to easily extend the home (STPP). The accommodation currently comprises an open plan living and dining room, kitchen and cloakroom to the ground floor and there are three double bedrooms and a family bathroom to the first floor. The home also benefits from gas fired heating and is double glazed throughout.

Gardens and Grounds

The front garden is primarily laid to a kept lawn and there is a driveway to the left hand side of the home suited to several vehicles and this in turn gives access to the detached single garage. The rear garden is also laid to lawn and there is a patio spanning the rear elevation of the home. The garden is secure with a variety of closed panel fences and has a southerly aspect.

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. 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: 1116 sq ft (103.7 sq m)

Heating: Gas fired (Vented) requires servicing

Glazing: Double glazed

Parking: Drive & single garage

Garden: South West

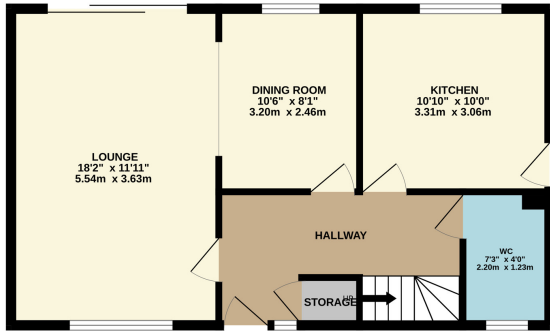
Main Services: Electric, water, gas, drains, telephone

Local Authority: Dorset Council

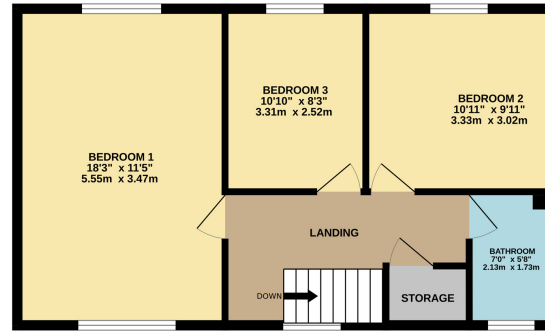
Council Tax Band: E



GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.

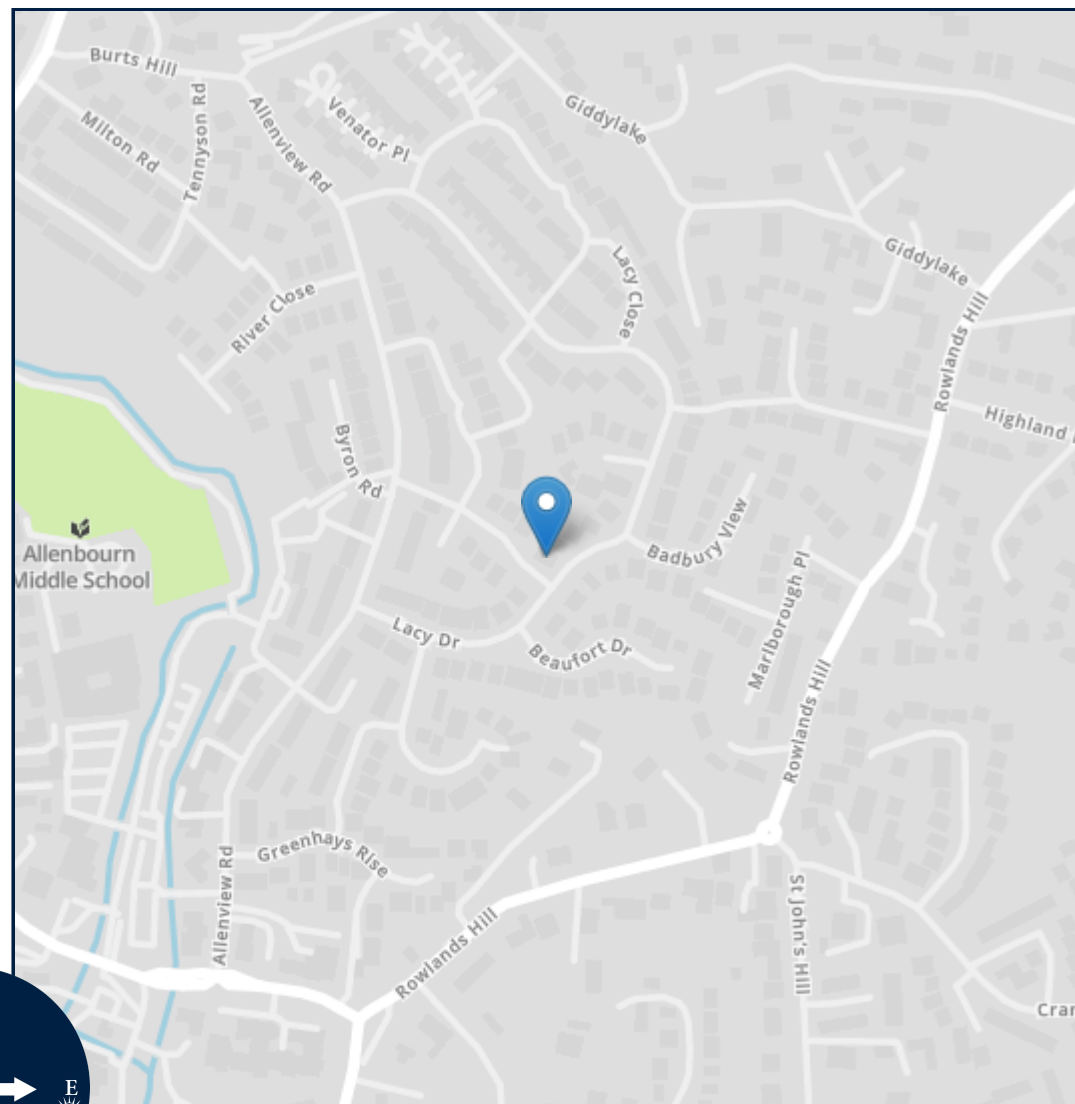
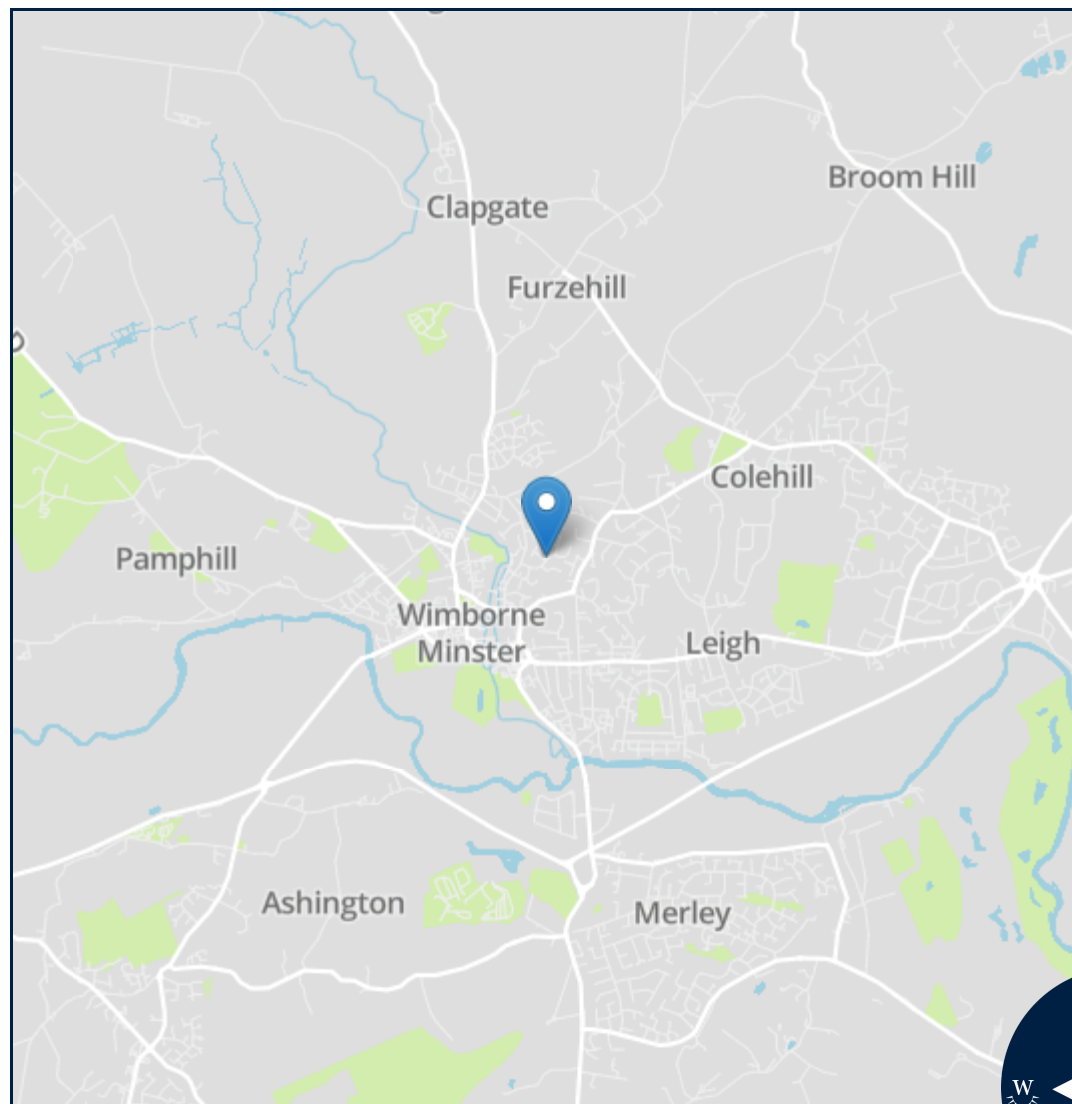


1ST FLOOR
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA: 1116 sq.ft. (103.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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