



Asking Price

£460,000

Freehold

LAWNS CLOSE, WIMBORNE, DORSET BH21 2JR



- ◆ **DETACHED BUNGALOW**
- ◆ **ENCLOSED REAR GARDEN**
- ◆ **THREE DOUBLE BEDROOMS**
- ◆ **POPULAR LOCATION**

A well-portioned, three bedroom, detached bungalow boasting generous off road parking as well as detached garage and private rear garden, ideally located in Colehill.

Property Description

Lawns Road is positioned between Canford Bottom and Colehill and comprises a selection of Bungalows and Houses which were built in in the 1960' and 70's. This particular home sits on a slightly elevated plot and boasts generous accommodation which comprises of three double bedrooms, living room, large family bathroom, cloakroom and modern fitted kitchen and open planned breakfast room. The property benefits from double glazing and gas fired heating.

Gardens and Grounds

There is a driveway to the left hand side of the front garden which leads up to the bungalow and along the left hand side of the property. The front garden is elevated behind a brick-built retaining wall and is laid to lawn. The driveway, in turn, leads to the detached single garage with up and over door. The rear garden is split into two principle sections, with the first being laid to dressed gravel spanning the rear elevation of the home and later being laid to lawn. There is a wood built, double glazed, fully insulated garden studio with power and light which provides a versatile work or leisure space.

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: 1406 sq ft (130.6 sq m) (including Home Office & Garage)
 Heating: Gas fired (Combi) serviced annually
 Glazing: Double glazed
 Parking: Driveway and detached, single garage
 Garden: North facing
 Main Services: Electric, water, gas, telephone, drains
 Local Authority: Dorset Council
 Council Tax Band: E

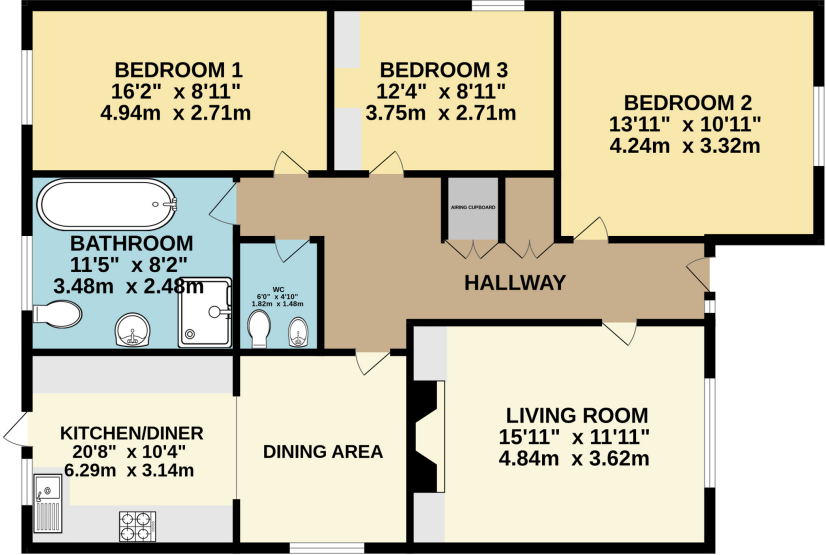
Additional Information:

For information on broadband and mobile signal, please refer to the Ofcom website.

For information relating to flood risk, please refer to gov.uk

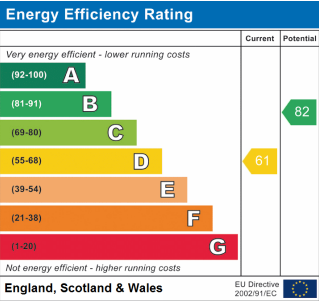
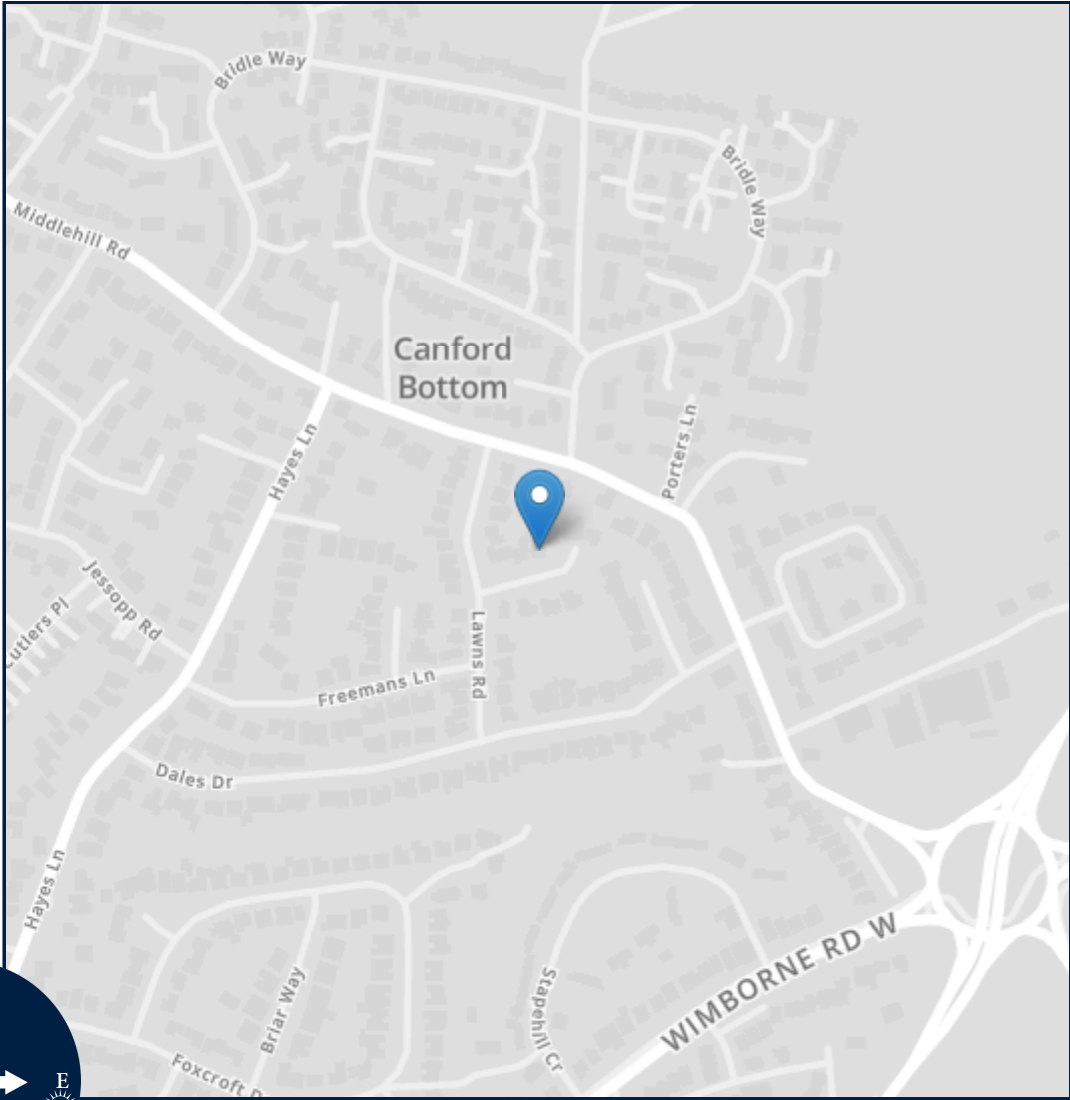
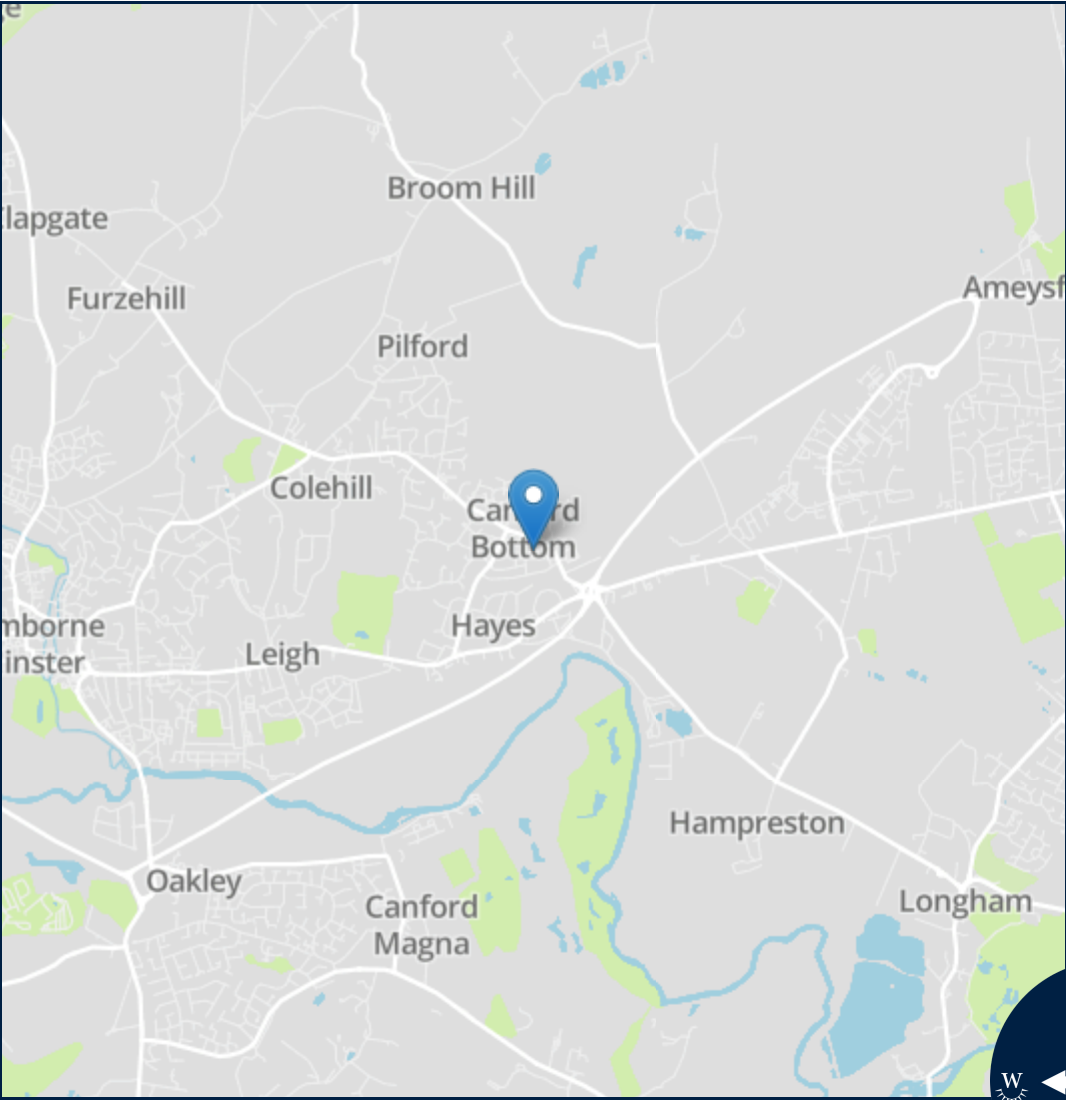


GROUND FLOOR
1406 sq.ft. (130.6 sq.m.) approx.



TOTAL FLOOR AREA : 1406 sq.ft. (130.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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