



Asking Price

£535,000

LACY DRIVE, WIMBORNE BH21 1AZ

Freehold



- ◆ CLOSE TO TOWN CENTRE
- ◆ SEMI DETACHED HOUSE
- ◆ FIVE BEDROOMS
- ◆ OFF ROAD PARKING AND GARAGE
- ◆ GENEROUS CORNER PLOT
- ◆ SCOPE TO EXTEND (STPP)
- ◆ TWO RECEPTION ROOMS
- ◆ SOLE AGENTS

A very deceptive and versatile, five bedroom, semi-detached house very close to Wimborne Town Centre and boasting a generous private corner plot, integral garage and scope to extend (STPP).

Property Description

Lacy Drive is one of the closest residential areas to Wimborne town centre and offers easy level access to the shopping and entertainment facilities of the town centre. This home has been sympathetically extended to create a versatile family home. The accommodation on the ground floor comprises of an open plan lounge/dining room, second reception room, kitchen and cloakroom. The first floor boasts five well proportioned bedrooms, all served by a family bathroom and an additional separate WC. The home has been double glazed throughout and offers gas fired heating.





Gardens and Grounds

The front of the property is primarily laid to a tarmacadam driveway suited to three vehicles and in turn gives access to the integral single garage and open front carport. The garden wraps around the side elevation of the home, giving the property a larger than average plot and, in our opinion, scope for further extension (STPP). The rear garden is divided into two principal sections. The first spans the rear elevation of the home and is primarily laid to a kept lawn, with mature hedged borders, with a patio adjacent to the rear elevation. A hedge line with an ornate arch screens a further section of the garden, which is laid to lawn and hosts a substantial concrete base designed to facilitate a surface mounted swimming pool.

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: 1794 sq ft (166.7 sq m)

Heating: Gas fired (Combi) Approx 5 yrs old, serviced annually

Glazing: Double glazed

Parking: Driveway & single garage

Garden: West facing

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

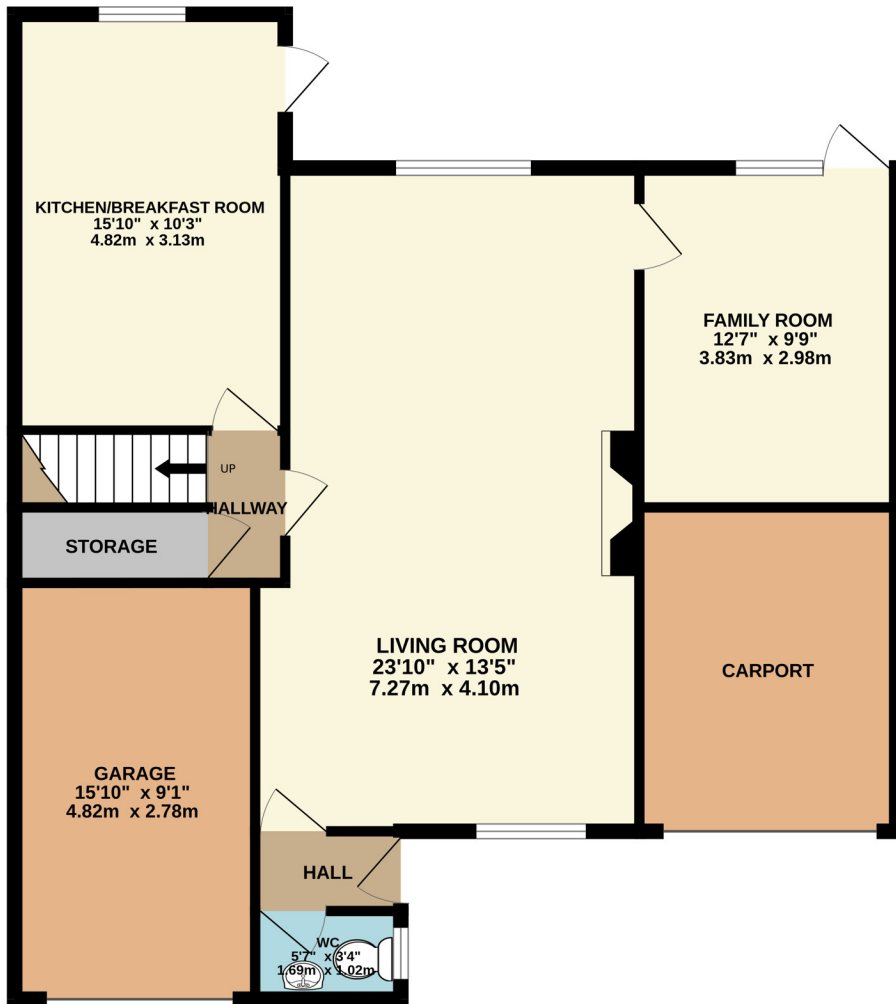
Local Authority: Dorset Council

Council Tax Band: E

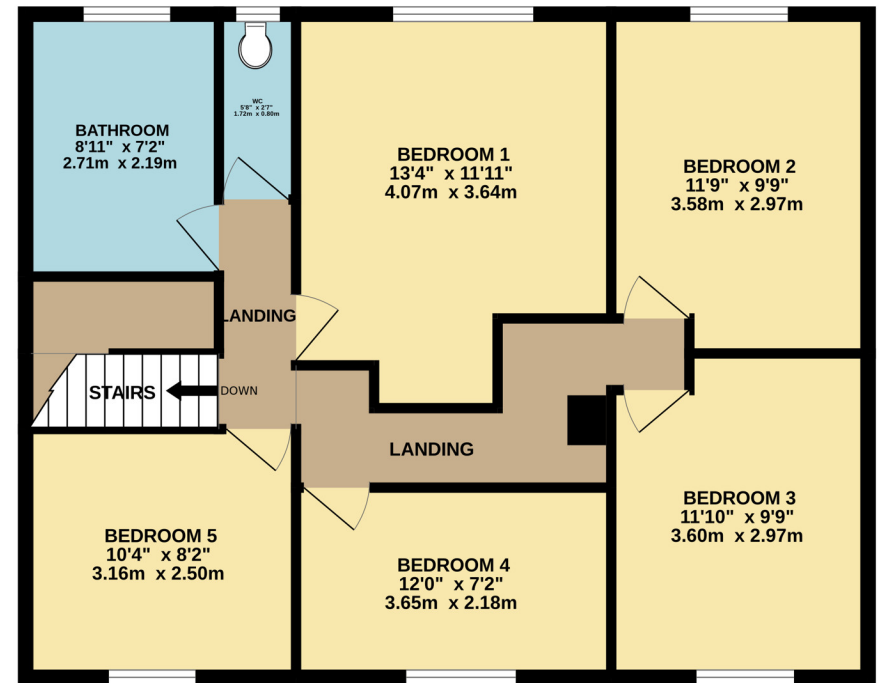




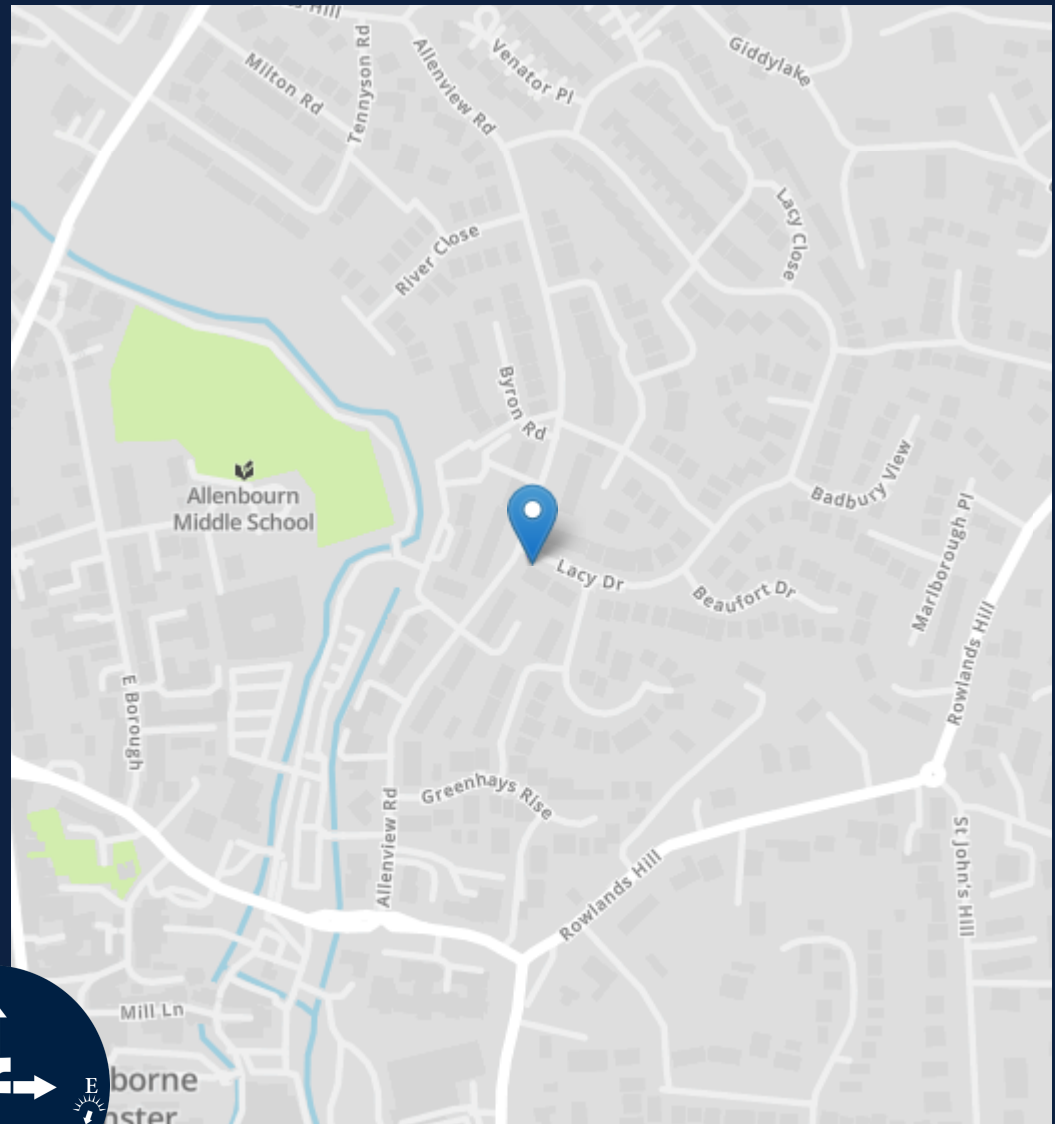
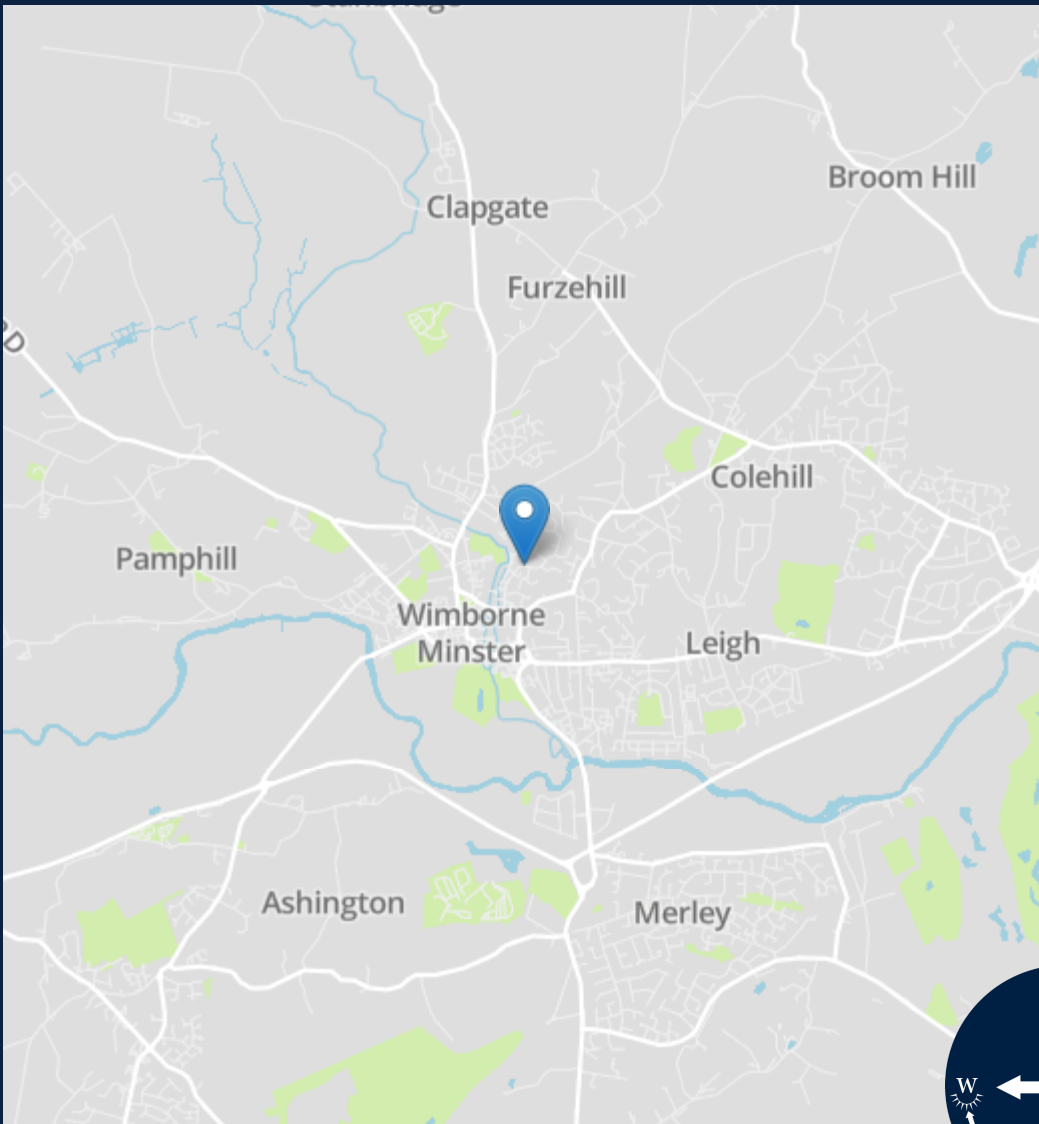
GROUND FLOOR
991 sq.ft. (92.0 sq.m.) approx.



1ST FLOOR
803 sq.ft. (74.6 sq.m.) approx.



TOTAL FLOOR AREA : 1794 sq.ft. (166.7 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		
(69-80)	C		75
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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ESTATE AGENTS CHARTERED SURVEYORS

12 East Street, Wimborne,

Dorset, BH21 1DS

www.fisksestateagents.co.uk

01202 880000