



£2,395 pcm

LACY DRIVE, WIMBORNE BH21 1DG

Freehold



- ◆ **LARGE OPEN PLAN KITCHEN AND FAMILY ROOM**
- ◆ **GARAGE & ALLOCATED PARKING SPACE**
- ◆ **HOLDING DEPOSIT £552**
- ◆ **LARGE GARDEN**
- ◆ **DOUBLE GLAZING**
- ◆ **GAS FIRED CENTRAL HEATING SYSTEM**
- ◆ **LARGE UTILITY**
- ◆ **SINGLE GARAGE & OFF ROAD PARKING**
- ◆ **STORAGE AREA WITHIN THE SECOND GARAGE**

A generous four bedroom detached house boasting a large rear garden and single integral garage. This property is within a short walk of Wimborne First School and the town square.

Property Description

A well apportioned four bedroom detached home within a short walk of both Wimborne First School. The entrance hall leads onto a generous open plan living space that consists of the kitchen, dining area and lounge, a single door from the dining area leads onto the rear patio area. At the rear of the property there is a sun / home office which leads onto a generous utility room and through to the integral single garage. The ground floor cloakroom can be accessed from the hallway, along with understairs coat storage. The first floor boasts a master bedroom with ensuite shower room, two further double bedrooms and a generous single bedroom. Family bathroom. There is drive parking for two cars and a single garage with additional storage within.

Garden and Grounds

The front garden is laid to a mown lawn with planted shrubs and a garden gate to the left hand side of the home which gives access to the rear garden which is also primarily laid to lawn surrounded by mature hedging and shrubs and a patio area accessed directly from the property.





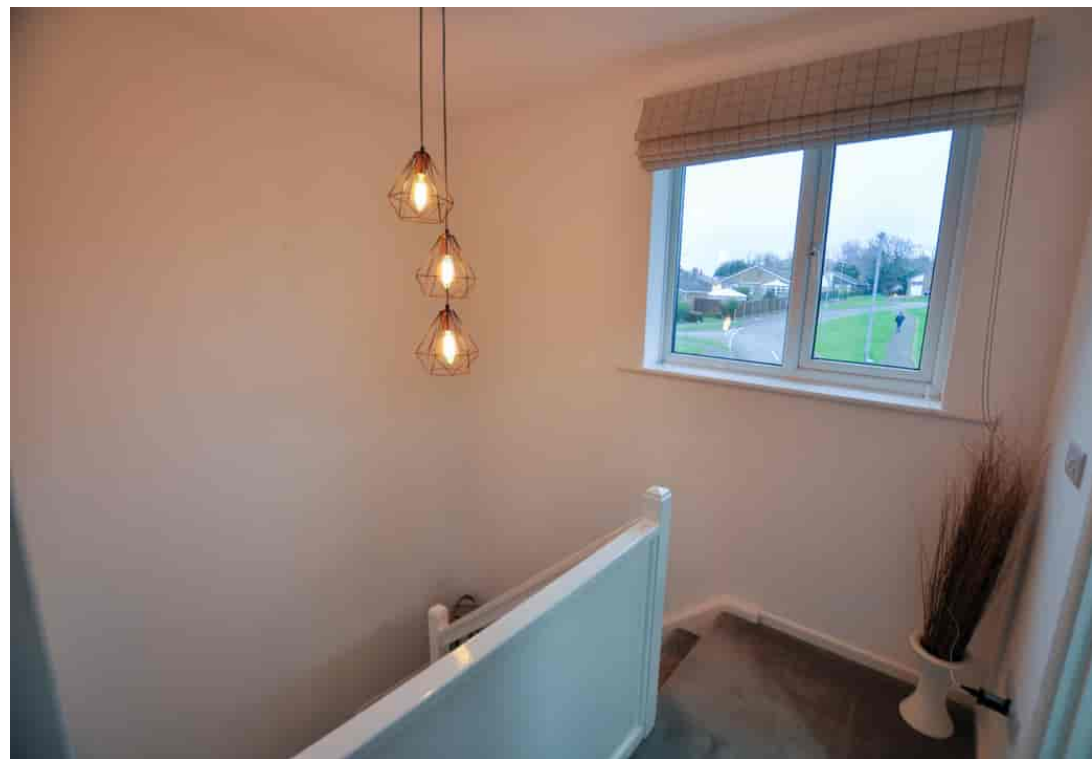
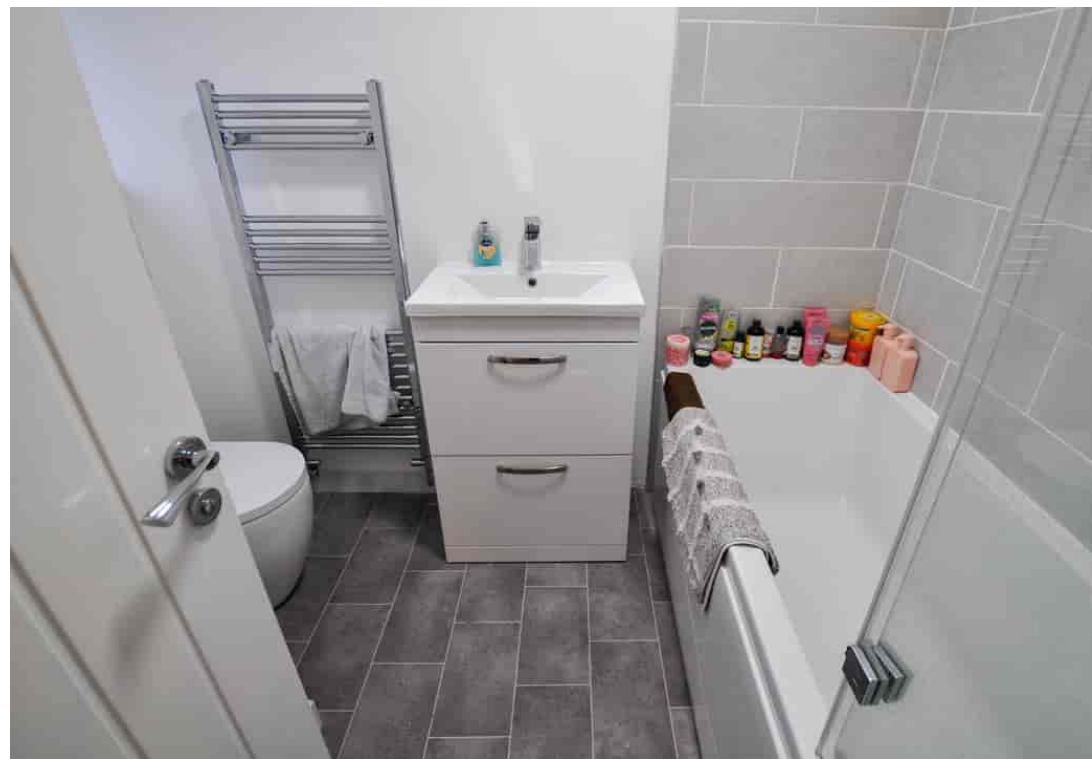
Location

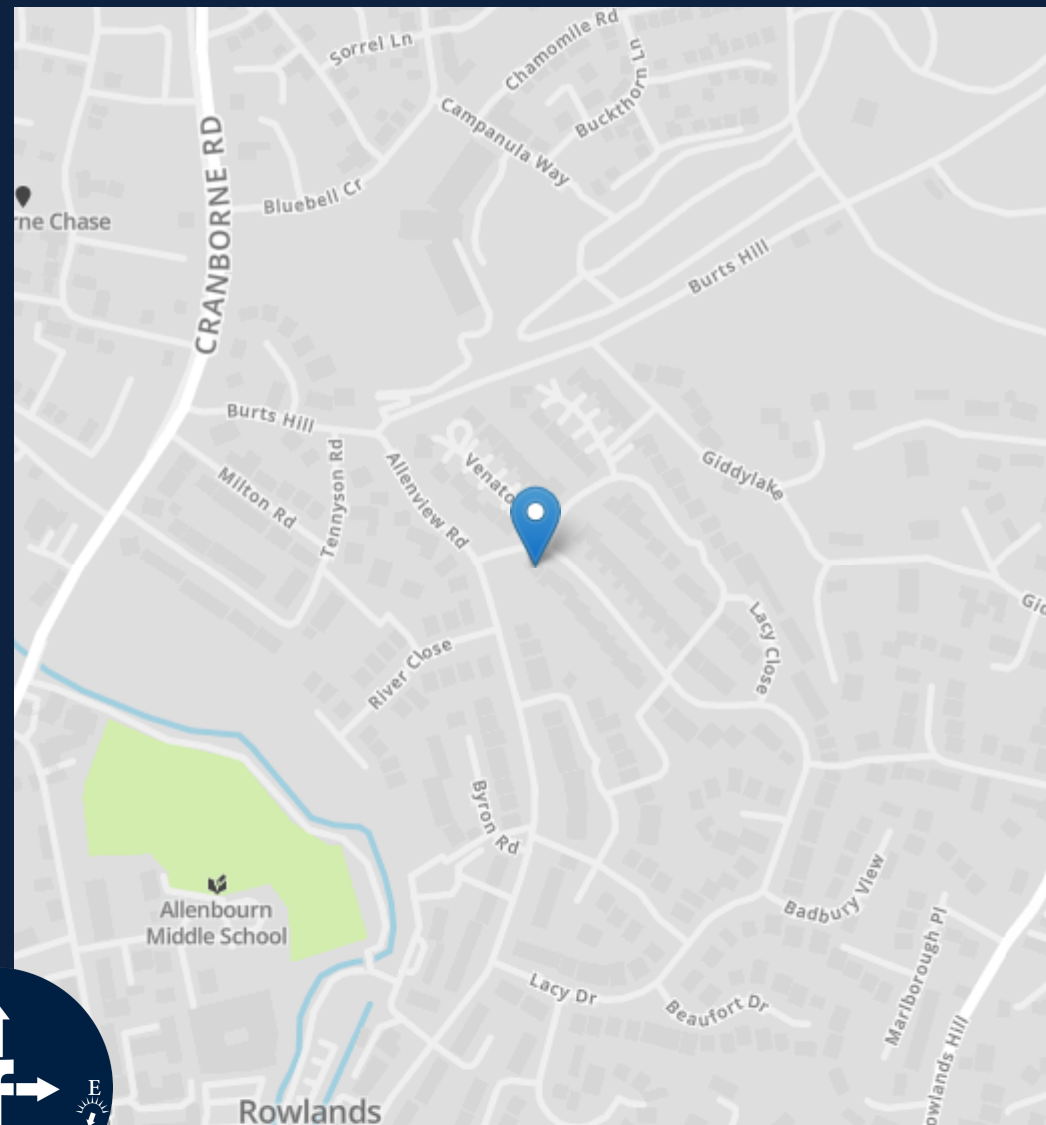
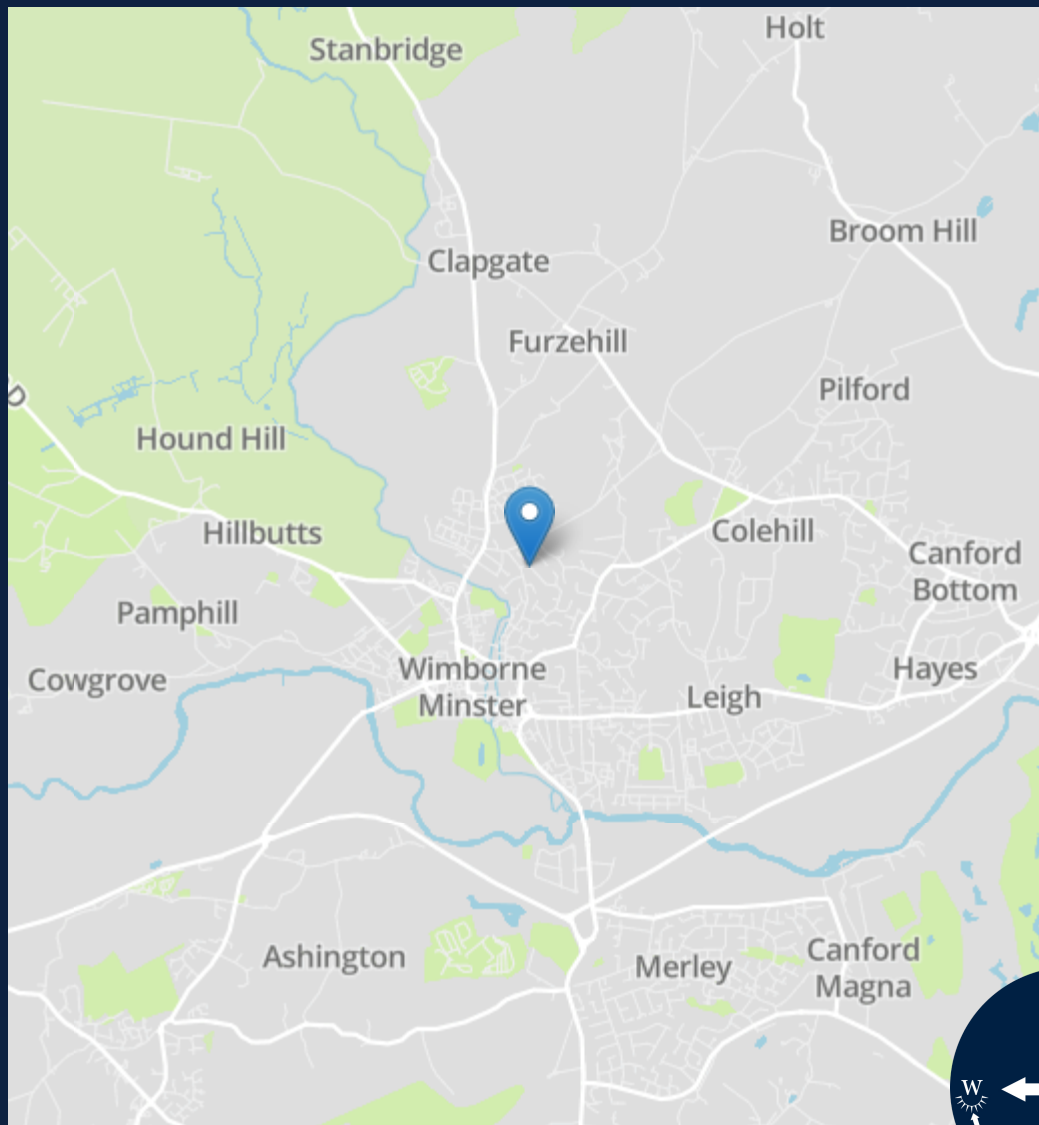
Wimborne is a vibrant and thriving market town in East Dorset with a comprehensive mix of shopping facilities, restaurants, and attractions to appeal to everyone. Easily accessed by car from all directions via the A31, A35 and B3081 Wimborne has great public transport links to Bournemouth, Poole and 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 dating back over 50 years 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: TBC
- Heating: Gas fired.
- Glazing: Double glazed
- Parking: Drive & garage
- Garden: Front and rear
- Main Services: Electric, water, gas, telephone, drains
- Local Authority: Dorset Council
- Council Tax Band: E







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	61	75



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