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LAWNS CLOSE

WIMBORNE, DORSET, BH21 2JR

FINE & COUNTRY
Homes from Edwards



GUIDE PRICE £575,000

- **DETACHED FAMILY HOME**
- **FOUR/FIVE BEDROOMS**
- **OPEN PLAN LIVING**
- **FAMILY BATHROOM**
- **MODERN KITCHEN AND SEPARATE UTILITY**
- **GARAGE AND CAR PORT**
- **OFF ROAD PARKING**
- **PRIVATE REAR GARDEN**
- **POTENTIAL TO EXTEND – SUBJECT TO PLANNING PERMISSION**

This detached family home offers well proportioned accommodation with ground floor living space primarily open plan offering space and versatility for a large family. Entry to the property is via a gated courtyard to a welcoming entrance hall and open access to a large lounge, with French doors leading out to the garden, as well as an equally generous dining room with adjoining kitchen which is fitted with a range of modern, light

fronted base and wall units.

A separate utility room is located to the rear of the courtyard, which links pedestrian access to the single attached garage.

On the first floor there are four bedrooms and a further smaller room which is currently used as a bedroom, but could also form a home office/study. There is also a fully tiled, modern



family bathroom and a cloakroom at ground floor level.

There may be potential for further living space - subject to planning - by re-configuring the courtyard and garage and creating a two storey extension.

Outside there is a double car port providing off road parking and the rear garden enjoys a good degree of privacy. Laid mainly to lawn with specimen border planting and privacy fencing to boundaries.

The property is just a short drive from the town centre, with local amenities nearby and within catchment for popular and well regarded local schools.

EPC: E



Denotes restricted head height

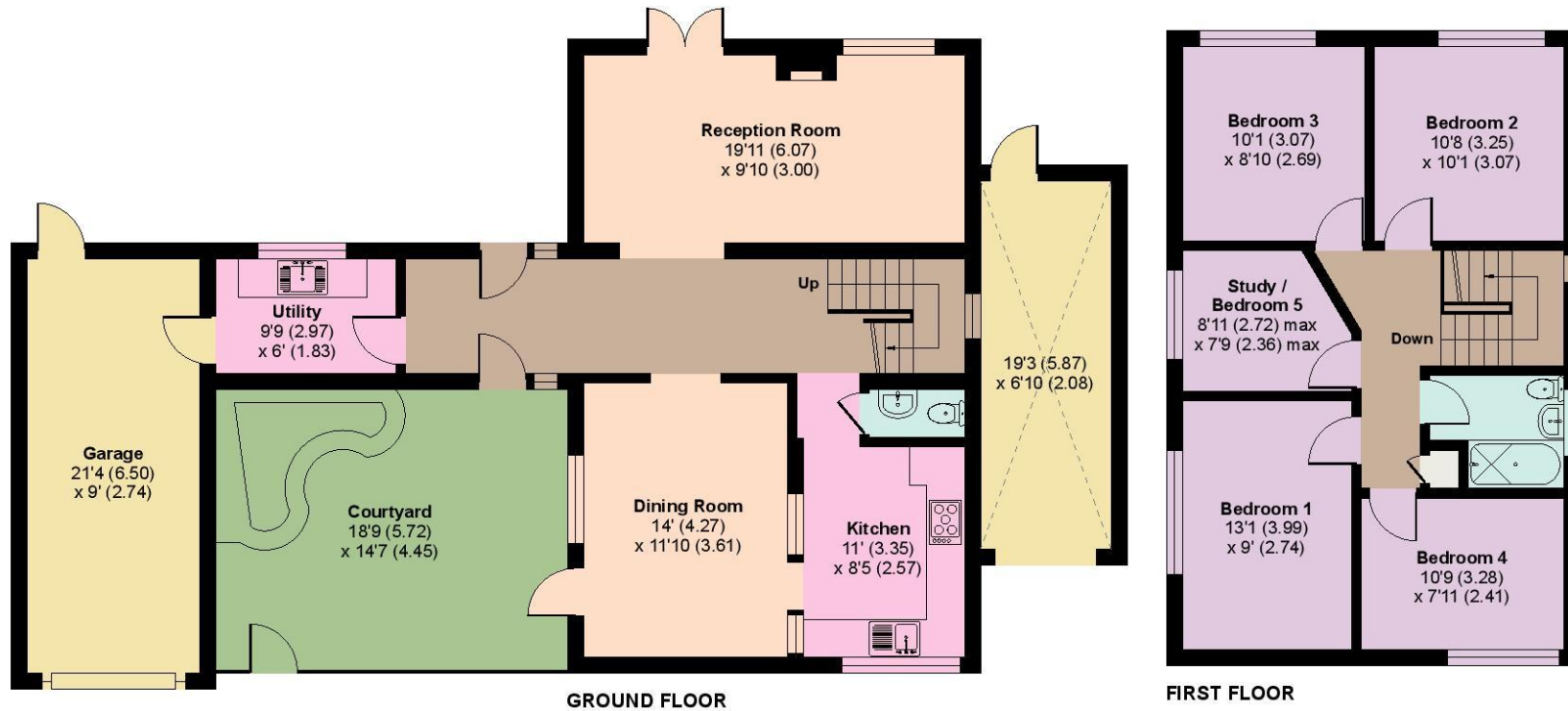
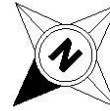
Lawns Close, Wimborne, BH21

Approximate Area = 1565 sq ft / 145.4 sq m (includes garage)

Outbuilding = 132 sq ft / 12.3 sq m

Total = 1697 sq ft / 157.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2022. Produced for Edwards Estates Ltd. REF: 815632



These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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Fine & Country Wimborne Sales

47 East Street, Wimborne, Dorset, BH21 1DX • www.edwardestates.com
01202 842842 • info@edwardestates.com • www.fineandcountry.com

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