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LAWNS CLOSE
WIMBORNE, BH21 2JR



THIS SUBSTANTIAL DETACHED FAMILY HOME IS JUST A SHORT DRIVE FROM WIMBORNE TOWN CENTRE AND WITHIN CATCHMENT FOR WELL REGARDED SCHOOLS. WELL PRESENTED THROUGHOUT ACCOMMODATION IS SPACIOUS AND VERSATILE WITH OPEN PLAN LIVING AND FOUR/FIVE BEDROOMS, GARAGE, CAR PORT AND PARKING AS WELL AS PRIVATE REAR GARDEN.

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
- WELL PRESENTED THROUGHOUT
- POTENTIAL TO EXTEND - STPP

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



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Denotes restricted head height

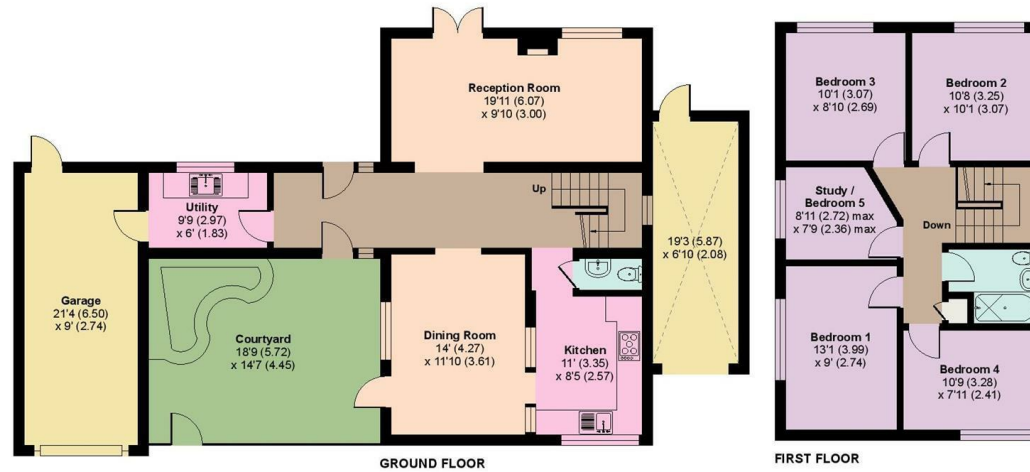
Lawns Close, Wimborne, BH21

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). © nlsbcom 2022. Produced for Edwards Estates Ltd. REF: 815632



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