

Local expertise with powerful national marketing



LACY DRIVE
WIMBORNE, BH21 1DG



SANDBANKS
CHANGE AT FERRY



GUIDE PRICE £500,000

- DETACHED THREE BEDROOM HOUSE
- DUAL ASPECT LOUNGE/DINING ROOM
- STYLISHLY APPOINTED KITCHEN
- TWO SHOWER ROOMS - GROUND AND FIRST FLOOR
- NEATLY MAINTAINED GARDENS TO FRONT AND REAR
- PARKING AND GARAGE
- WALKING DISTANCE TO TOWN CENTRE

This well proportioned, detached family home is located in a popular road, within easy walking distance of the town centre and the many amenities available. Stylishly presented and tastefully decorated throughout, the dual aspect through lounge/dining room has a partly vaulted ceiling and a focal point created by a contemporary style woodburning stove. Sliding glazed doors give access to a paved terrace with glazed roof providing a delightful area for entertaining or relaxation.

The kitchen is fitted with a range of shaker style base and wall units with wooden worktop. High quality wood effect flooring is laid throughout and French doors open to the paved terrace to the rear.

A shower room is located off the hallway.

On the first floor there are two double bedrooms, each fitted with a built-in wardrobe and one single bedroom, currently used as a home office/study. These are served by a shower room fitted with corner shower, vanity wash hand unit and WC.

Outside, the front garden is neatly landscaped and a driveway to the side of the property leads to a



garage. The rear garden is arranged over two levels, with a covered paved terrace abutting the rear elevation and steps rising to a neatly landscaped and lawned upper tier with established border planting and privacy fencing to borders.

The charming Minster town of Wimborne is nestled between the Cranborne Chase Area of Outstanding Natural Beauty to the North, The New Forest National Park to the East and the famous World Heritage Jurassic coastline to the South.

The town itself offers an eclectic mix of shops, cafes, restaurants and bars together with a variety of independent retail outlets. The Tivoli theatre offers theatre, concert and cinema entertainment and a Waitrose store is nearby.

Poole and Bournemouth train stations offer a regular main line train service to London (Waterloo). Bournemouth and Southampton airports both offer flights to a range of domestic and foreign destinations. Cross channel ferries sail from Poole and Portsmouth.

From West Borough and Wimborne Square, regular bus services operate to the surrounding towns which all offer a good range of shops and services.

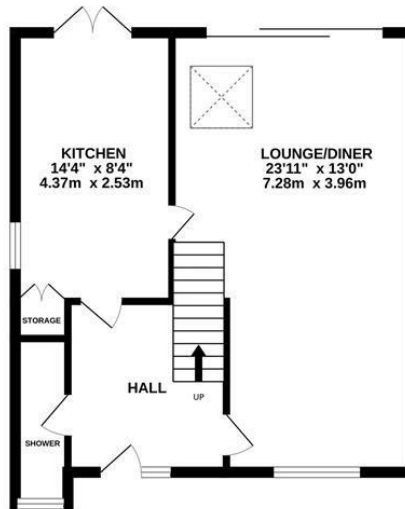
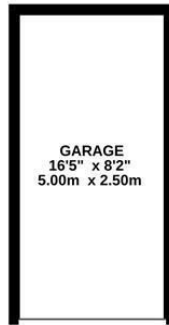
There are a number of well-regarded private and state schools in the area including Queen Elizabeth's and Dumpton School, Canford, Bryanston and Clayesmore. Public leisure facilities are available at Queen Elizabeth's Leisure Centre. There are lovely countryside walks locally and along the World Heritage Jurassic Coast footpaths to the south. Sailing and other water sports can be enjoyed in Poole Harbour.

EPC: C

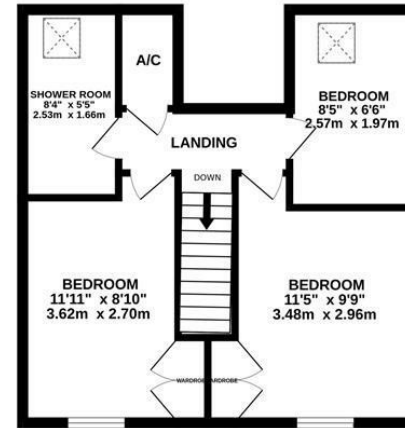
Council Tax Band: E



GROUND FLOOR
628 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 1056 sq.ft. (98.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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