



23 LACY DRIVE, WIMBORNE, DORSET, BH21 1AY  
£595,000 FREEHOLD

## A BEAUTIFULLY PRESENTED 3 DOUBLE BEDROOM DETACHED BUNGALOW FOR SALE WITH NO FORWARD CHAIN AND ENJOYING EASY ACCESS TO WIMBORNE TOWN CENTRE.

### SUMMARY:

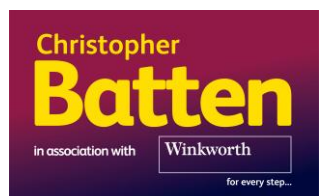
Standing in a slightly elevated position, the bungalow has far reaching views and ample off road parking. It has been re-modelled and refurbished and comprises 3 spacious double bedrooms, 2 bathrooms, a charming lounge opening into a rear conservatory, a modern kitchen/breakfast room and a utility room.

The property benefits from gas central heating, UPVC double glazing, a security alarm system, and high quality vinyl flooring to the reception hall.

### AT A GLANCE

- 3 spacious bedrooms
- Bath/shower room & additional shower room
- Modern kitchen/breakfast room
- Well proportioned lounge & conservatory
- Ample parking & far reaching views

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## DESCRIPTION:

From an entrance lobby (with a water tap), the front door leads to a reception hall (with built-in coat cupboard, airing cupboard and retractable ladder to the loft space). The nicely proportioned lounge has a fitted gas fire, and French doors to a rear conservatory (with ceramic tiled floor and French doors to the garden).

The kitchen/breakfast room comprises modern units, Neff induction hob, extractor, electric oven, microwave, Bosch dishwasher, integrated fridge-freezer, ceramic tiled floor and door to the garden. There is also a utility room with built-in storage cupboard, wall mounted gas fired central heating boiler, space and plumbing for washing machine and tumble dryer, and space for upright fridge-freezer.

Bedroom 1 has an excellent range of fitted wardrobes and drawers, and bedroom 2 has built-in wardrobes. There is an adjacent fully tiled, modern shower room (with shower, WC, wash basin, electric under floor heating), a third bedroom, and a family bath/shower room (with bath, shower, WC and wash basin).





A wide driveway provides ample off road parking. The front garden has been gravelled for ease of maintenance, and is interspersed with plants. A side gate leads to the private rear garden which has a large paved terrace, a lawn, a circular patio and gravel footpaths. There is also a greenhouse and a timber shed (with decking).

### LOCATION:

The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

### COUNCIL TAX:

Band D

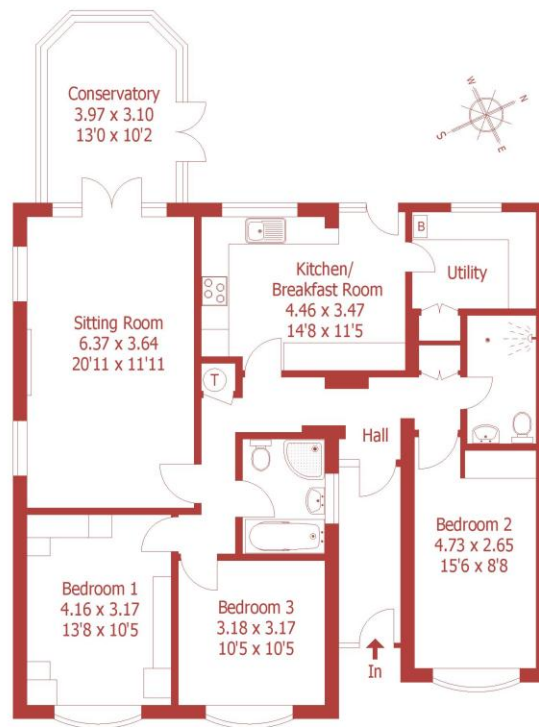
### DIRECTIONS:

From Wimborne Fire Station, proceed along Allenvie Road, taking the second turning on the right into Lacy Drive, and number 23 can be found on the left hand side.



## 23 Lacy Drive, Wimborne

Approximate Gross Internal Area :- 126 sq m / 1353 sq ft



For identification purposes only, not to scale, do not scale



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	75 C
39-54	E		
21-38	F		
1-20	G		

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