



**13 LACY DRIVE, WIMBORNE,
DORSET, BH21 1AY
£550,000 FREEHOLD**

**A BEAUTIFULLY MAINTAINED
THREE BEDROOM DETACHED
BUNGALOW OCCUPYING A
GENEROUS PLOT IN A SOUGHT-
AFTER WIMBORNE
RESIDENTIAL ROAD, OFFERED
WITH NO FORWARD CHAIN**





DESCRIPTION:

This well-proportioned detached bungalow at 13 Lacy Drive offers single-storey living combining a large sitting room with dining area, conservatory, fitted kitchen, three bedrooms, bathroom with separate shower enclosure, cloakroom WC, and a single garage. The rear garden is a particular feature, with an established ornamental fishpond, lawn, paved terrace and mature screening. Presented in good decorative order throughout and offered with no onward chain, the property represents a compelling opportunity in this popular Wimborne location.

The property occupies a prominent position, with its brick-built elevation set behind a well-tended front lawn, driveway to one side providing access to the attached single garage and additional off-road parking.

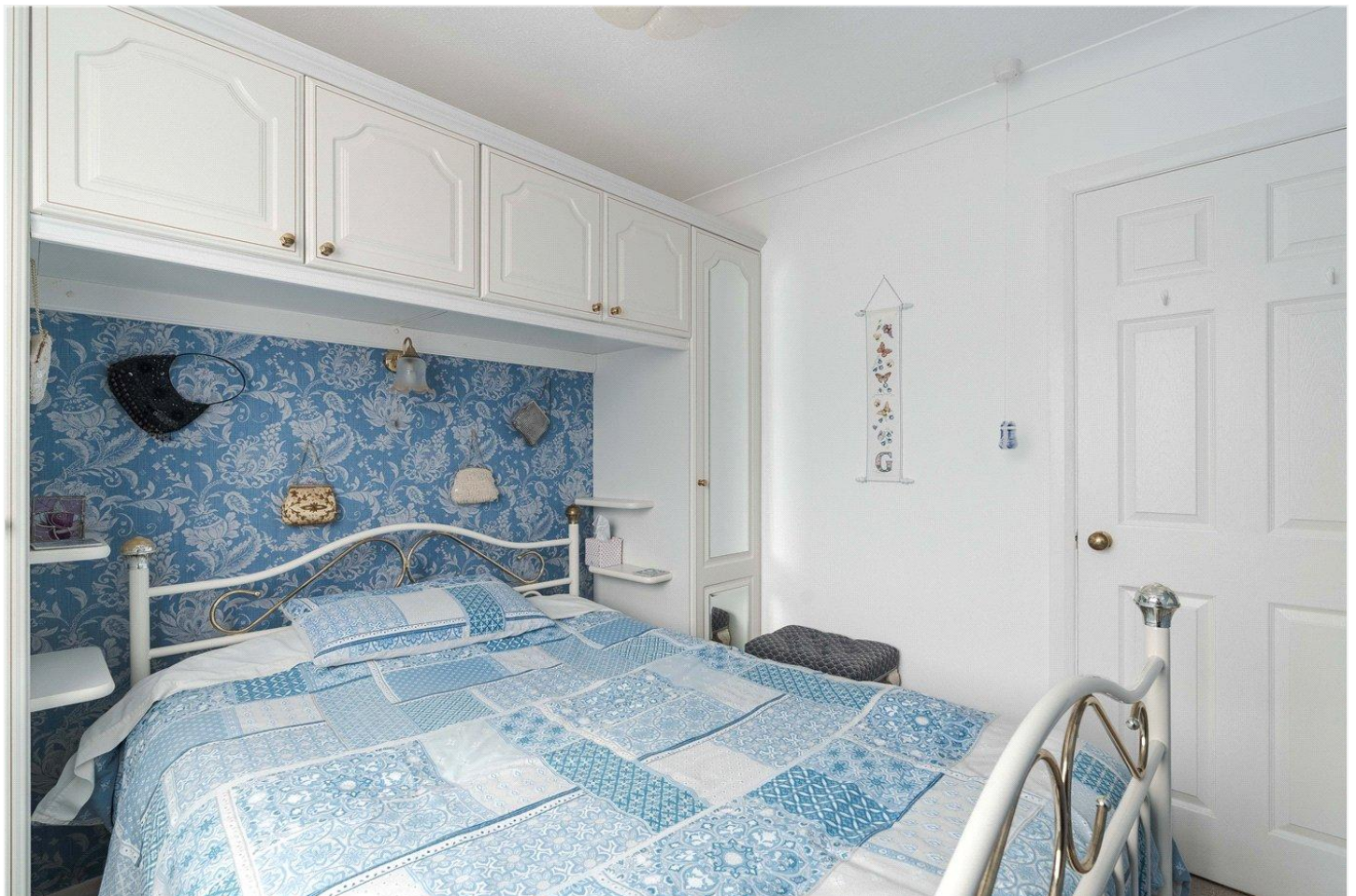
Entry is through a composite front door with leaded decorative glazing into a welcoming hallway; from here, the accommodation flows naturally.

The sitting room is a generous, light-filled space finished in warm neutral tones with cornice, a brass chandelier, and a cast-iron fireplace set within a tiled surround, mahogany mantel and gas fire. French doors open directly through to the conservatory, while an arched opening connects through to the dining area beyond — a layout that creates an easy sense of space and flexibility for both everyday living and entertaining. The conservatory itself is an octagonal Victorian-style structure with a polycarbonate pitched roof, tiled floor and French doors to the rear garden, functioning well as a garden room for much of the year.

The kitchen is a fitted galley-style room with painted shaker-style units, laminate worktops, tiled splashback, gas hob, newly fitted Beko double electric oven, space for a dishwasher and a window looking onto the side aspect. There is a serving hatch through to the dining room.

The principal bedroom is a comfortable double with sliding mirrored wardrobes, and the second bedroom features white fitted overhead storage units and mirrored cabinetry.









Bedroom three is currently used as a study with a large ceiling Velux lantern which floods the room with natural light; this in turn opens through to a utility or laundry area. The family bathroom offers a corner bath and a curved quadrant shower enclosure with electric shower unit. There is also separate cloakroom WC.

The rear garden is a genuine asset. A stone-edged rectangular ornamental fish pond runs along one boundary, planted with water lilies; a paved sun terrace sits immediately behind the conservatory, with a further raised stone patio and seating area at the foot of the garden. Mature hedging and established shrubs provide good screening and a sense of privacy throughout.

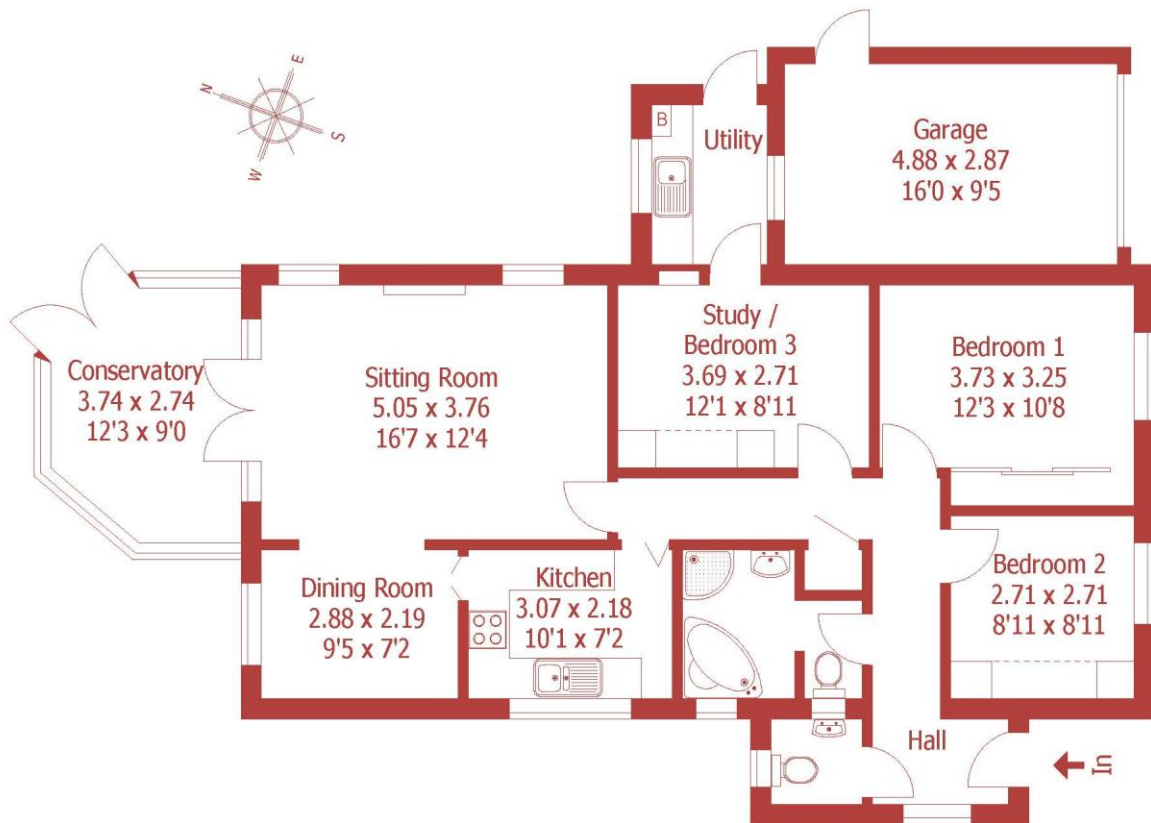
LOCATION:

Lacy Drive sits in a well-regarded residential area within easy reach of Wimborne Minster town centre. The town offers an independent high street, a weekly market on the Square, Waitrose and further supermarkets, a leisure centre, library, and a good selection of primary and secondary schooling, all anchored by the historic Minster church.



13 Lacy Drive, Wimborne

Approximate Gross Internal Area :- 115 sq m / 1240 sq ft



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

DIRECTIONS:

From our office at 15 East Street, Wimborne, head away from the town centre and turn left into Rodway. Take the first exit at the roundabout onto Lewens Lane and continue up to Rowlands Hill. At the next roundabout take the first exit onto Hanham Road, passing the Police Station, then turn right into Allenvue Road. Turn right into Lacy Drive; number 13 will be found on the left-hand side, identifiable by the brick-edged driveway and planted front garden.

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	63 D	73 C
39-54	E		
21-38	F		
1-20	G		

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