FOR SALE
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Wimborne
Dorset, BH21 1DL

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FREEHOLD PRICE £600,000

A splendid four-bedroom detached family home set on an elevated plot in a quiet cul de sac with a double garage and parking for four vehicles within half a mile of Wimborne town centre. The property offers a superb 120ft rear garden with a large vegetable plot and an orchard, generous size open plan kitchen/diner, separate utility room and sitting room opening onto a large patio.

- Bright and airy entrance hall with under stairs cupboard
- Cloakroom with shower cubicle
- Superb open plan kitchen/diner offering a range of cream units with complimentary worktops, five ring gas hob, double oven and space for dishwasher
- Separate utility room
- Generous size sitting room with double glazed French doors leading on to patio
- Four bedrooms, three of which are doubles
- Family bathroom with separate shower cubicle
- Double garage with access from Utility room
- Enclosed private 120’ x 40’ rear garden, formal garden with feature pond, orchard with two apple trees and large vegetable plot and greenhouse. Gated access that leads up to Giddylake

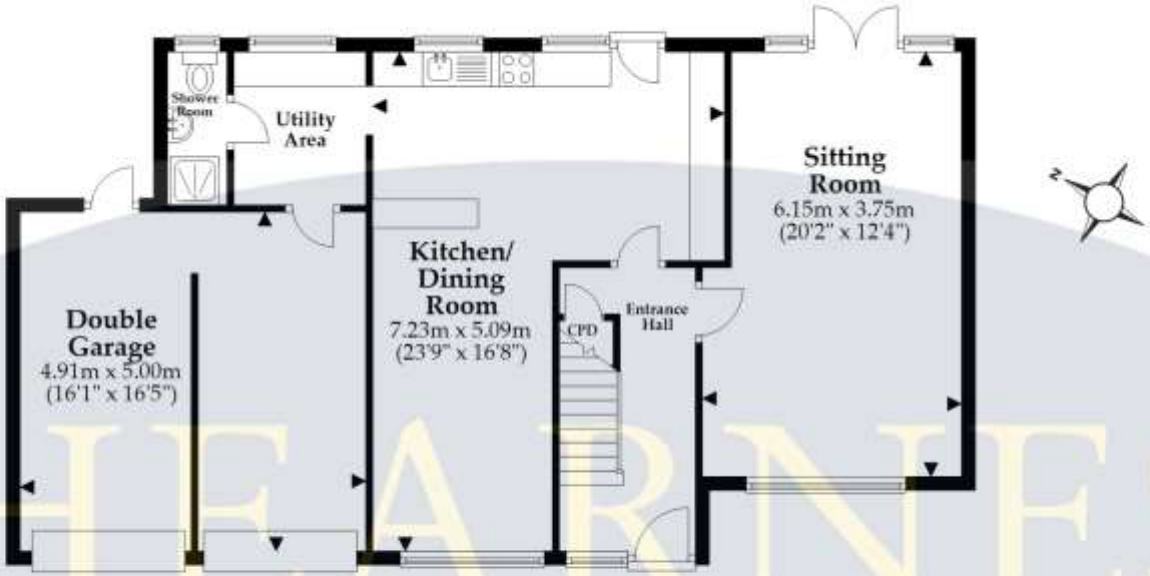
Lacy Close is a quiet cul de sac and is in walking distance of the new Wimborne First school. The property is just a short distance from the town centre where you can find coffee shops, shops, restaurants and the popular Tivoli theatre and is within catchment areas of reputable schools.

EPC RATING: D COUNCIL TAX BAND: E

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.

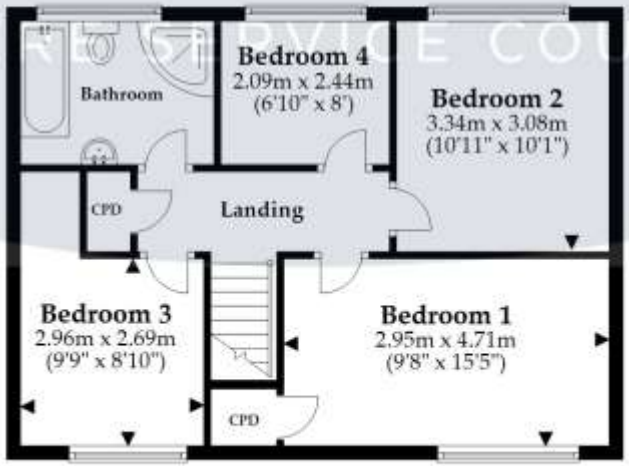
Ground Floor

Approx. 89.8 sq. metres (966.8 sq. feet)



First Floor

Approx. 52.6 sq. metres (566.6 sq. feet)



Total area: approx. 142.5 sq. metres (1533.4 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood

LJT SURVEYING

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