

5 Ashwood Drive
Broadstone BH18 8LN

Price **£925,000** Freehold

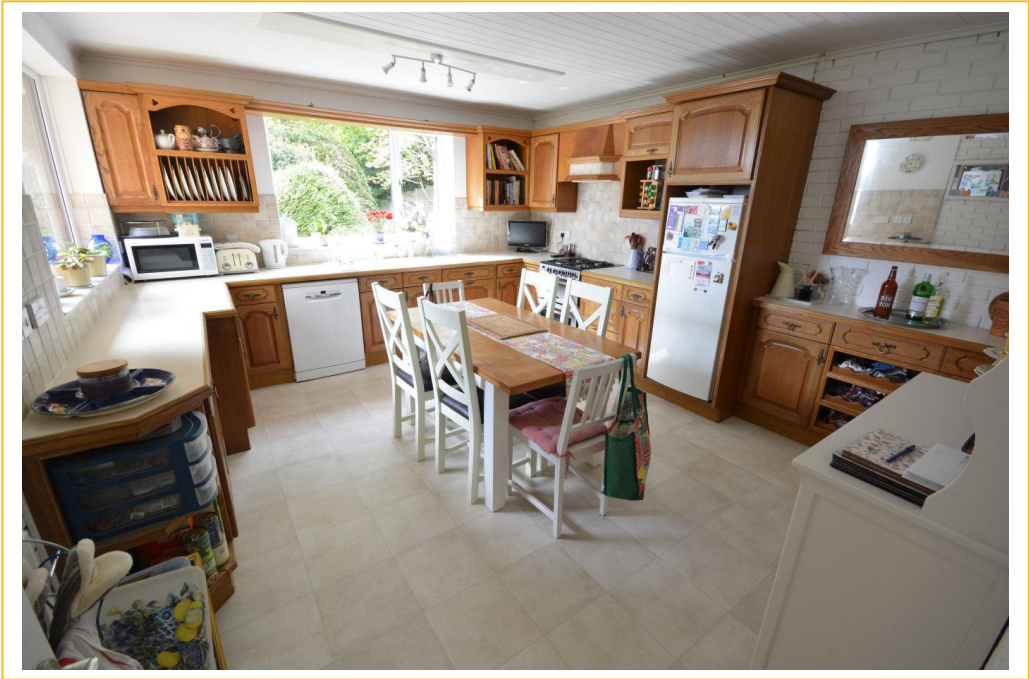


AN ELEVATED AND WELL PRESENTED SPLIT LEVEL FIVE BEDROOM, THREE BATHROOM DETACHED FAMILY HOME SET ON ONE OF BROADSTONE'S PREMIER ROADS IN A QUIET CUL-DE-SAC LOCATION BENEFITTING FROM VIEWS TOWARDS THE PURBECKS.



- * ENTRANCE HALLWAY 20'5" x 13'5" (MAXIMUM) (6.24m x 4.11m)**
 - * CLOAKROOM 7'1" x 4'8" (2.16m x 1.46m)**
- * LOUNGE/DINING ROOM 29'9" x 16'9" (9.11m x 5.15m) WITH BALCONY**
 - * KITCHEN/BREAKFAST ROOM 14'9" x 13' (4.54m x 3.96m)**
 - * BEDROOM ONE 16'7" x 12'8" (5.09m x 3.9m)**
 - * EN SUITE BATHROOM 11'1" x 7'2" (3.38m x 2.19m)**
 - * STAIRS TO THE LOWER GROUND FLOOR**
 - * BEDROOM TWO 16'5" x 12'9" (5.02m x 3.93m)**
 - * EN SUITE SHOWER ROOM 8'2" x 6'5" (2.49m x 1.98m)**
 - * BEDROOM THREE 14'1" x 12'9" (4.29m x 3.93m)**
 - * BEDROOM FOUR 12'9" x 12'7" (MAXIMUM) (3.93m x 3.87m)**
 - * BEDROOM FIVE 9'6" x 7'6" (2.92m x 2.31m)**
 - * FAMILY BATHROOM 8'8" x 6'5" (2.68m x 1.98m)**
 - * UTILITY ROOM 10'4" x 6'5" (3.16m x 1.98m)**
- * INTEGRAL DOUBLE GARAGE 23'7" x 17'3" & OFF ROAD PARKING (7.22m x 5.27m)**
 - * SIZEABLE LANDSCAPED GARDENS**
- * GAS FIRED CENTRAL HEATING & DOUBLE GLAZED WINDOWS**







ABOUT THIS PROPERTY

Solid wood front door leads to the entrance hallway with built in cupboard and access to loft space. The cloakroom comprises low level flush WC, wash hand basin with mixer tap and vanity unit beneath and obscured glazed window to the side aspect. The spacious lounge/dining room has triple aspect windows and is set on two levels, feature gas fire with stone surround and hearth and sliding patio door gives access to the south facing balcony. The kitchen/breakfast room has a range of wall mounted and base storage cupboards and drawers, one and a half bowl single drainer sink unit with mixer tap, free standing gas cooker, space for upright fridge/freezer, space and plumbing for dishwasher, dual aspect windows to front and side with far reaching views towards The Purbecks. Bedroom one has built in wardrobes and window to the rear aspect. The en suite bathroom comprises fully tiled shower cubicle with wall mounted electric shower, low level flush WC, wash hand basin with mixer tap and vanity unit beneath, panel enclosed bath with mixer tap and shower attachment and two wall mounted mirrored medicine cabinets.

From the entrance hall stairs descend to the lower ground floor hallway with built in airing cupboard and door to the double garage. Bedroom two has window to the rear aspect. The en suite shower room comprises low level flush WC, pedestal wash hand basin with mixer tap, fully tiled shower cubicle, extractor fan and wall mounted mirrored medicine cabinet. Bedroom three has large walk in cupboard and French door to the garden. Bedroom four has dual aspect windows to front and side aspects and bedroom five has window to the front aspect. The family bathroom comprises low level flush WC, pedestal wash hand basin with twin taps, panel enclosed bath with mixer tap and shower attachment, shower screen, wall mounted mirrored medicine cabinet and extractor fan. The utility room comprises a range of wall mounted and base storage cupboards and drawers, space and plumbing for washing machine and tumble dryer, single bowl single drainer stainless steel sink unit with twin taps and tiled splashback.

The garden is landscaped with double opening gates and shingle driveway to the double garage with gas central heating boiler, window and door to the rear garden and electric roller door. There is off road parking for several vehicles. To the rear of the property is a backdrop of Pine trees with two secluded patio areas, lawns and established shrub borders.





(FRONT ENTRANCE)

DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the fourth exit into Dunyeats Road. Ashwood Drive is the fifth turning on the right hand side.

COUNCIL TAX: Band G BCP Council (Poole)

ENERGY EFFICIENCY RATING: To be confirmed

VIEWING: Strictly by appointment through **HILLIER WILSON.**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PRIVACY POLICY

Please see our website for further details.

REF: R1977