



35 Chalice Close, Ashley Cross, Poole BH14 0JS

A brand new four bedroom detached home situated in the heart of Ashley Cross finished to a high specification and benefitting from off road parking and rear gardens.

EPC: TBC **Council Tax Band:** TBC **Price:** £525,000 Freehold







Key Features

- TEN YEAR BUILD WARRANTY
- SUPERB KITCHEN/DINER WITH BI-FOLD DOORS
- LOUNGE
- THREE/FOUR BEDROOMS
- EN-SUITE SHOWER ROOM
- FAMILY BATHROOM
- UNDERFLOOR HEATING TO THE GROUND FLOOR
- SECURITY ALARM SYSTEM
- MOMENTS' WALK TO SHOPS & TRAIN STATION
- READY FOR IMMEDIATE OCCUPATION

The Property

Situated in the heart of the bustling centre of Ashley Cross, but situated in a 'tucked away' position, is this high specification, brand new detached home. The accommodation is arranged over three floors and could be arranged as either three or four bedrooms, or one of the first floor rooms being used as a study/snug.

The accommodation comprises of a covered entrance canopy leading to an open plan lounge/hallway with ground floor cloakroom and then doors opening to an impressive kitchen/dining room with integrated appliances and quartz worktop surfaces and across the width of the room are bi-fold

doors opening to the courtyard style rear garden. A contemporary staircase leads to the first floor landing, there is a bedroom with en-suite shower room and two further bedrooms and a family bathroom. The staircase then continues to the second floor where there is a further generous bedroom with vaulted ceiling.

A block paved driveway provides off road parking and is enclosed both sides by high brick walling. A gate gives access to the rear garden where running across the full width of the property is a paved patio then leading to an area of lawn with a planted raised bed.



All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

Broadstone Office
 219 Lower Blandford Road, Broadstone, Dorset BH18 8DN
 T: 01202 691122 E: broadstone@wilsonthomas.co.uk

Lower Parkstone Office
 5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF
 T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk



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