



## 11 Ashwood Drive, Broadstone BH18 8LN

An exciting opportunity to acquire this outstanding, individual, five double bedroom family home found on this most sought-after road, close to renowned local schools and Broadstone village centre.

**EPC:** TBC **Council Tax Band:** G **Price:** £1,095,000 Freehold

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## Key Features

- FIVE DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM
- OUTSTANDING KITCHEN/DINING ROOM
- UTILITY ROOM
- TWO EN SUITE BATHROOMS
- TWIN DOUBLE GARAGING
- SPACE FOR MOTORHOME
- THIRD ACRE PLOT
- IMMACULATE PRESENTATION
- PRIME LOCATION

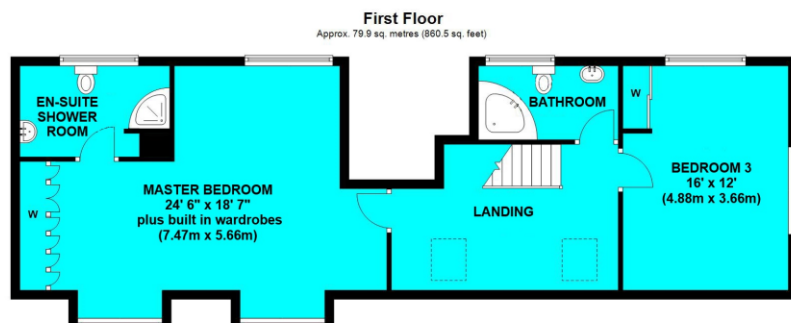
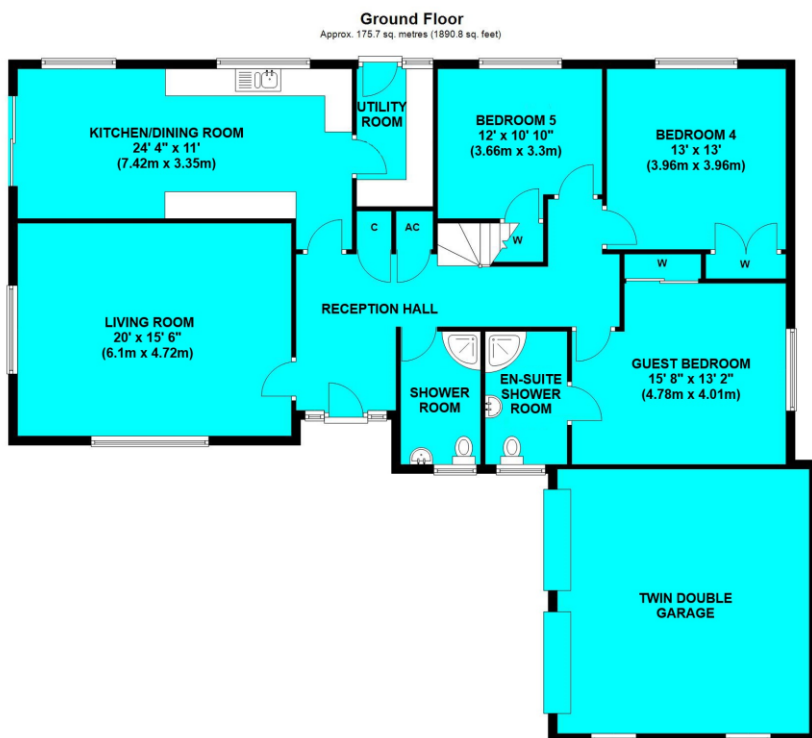
## The Property

Upon entering the property, there is a spacious reception hall which serves all principal ground floor rooms. There is excellent storage in the hallway, together with a shower room. An outstanding living room overlooks the front gardens. There is a well appointed spacious kitchen/dining room with granite worksurfaces and a range of integrated appliances, from here a sliding double glazed patio door leads out to a secluded south facing terrace/entertaining area. There is also a useful utility room where one will find the wall mounted gas boiler. There are three double bedrooms on the ground floor with the largest room having an en-suite shower room. All bedrooms have fitted wardrobes/

cupboards. Once arriving on the first floor, one will not fail to be impressed with the feeling of space and light. There is a truly amazing master bedroom suite which has an en-suite shower room. A spacious double bedroom and family bathroom complete the picture on the first floor.

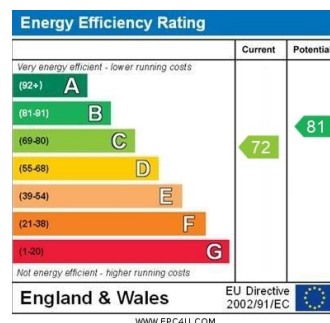
Extensive newly laid driveway provides access to the attached twin garaging, together with space for motorhome if needed. The entire grounds measure approx. 1/3 of an acre and have lawned areas bordered by mature hedgerow together with a variety of pine trees on the boundary. Due to the orientation, one is able to find sunlight at virtually any time of the day.





Total area: approx. 255.6 sq. metres (2751.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error. Omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given. Plan produced using PlanItUp.



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.

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