

**12 Ashwood Drive, Broadstone,
BH18 8LN**

**£1,195,000
Freehold**



Situated in one of Broadstone's premier locations is this versatile five bedroom, three bathroom, three reception room family property. The house also benefits from a self-contained two bedroom annex and a large plot extending to a third of an acre, with a generous driveway leading to garaging for a number of vehicles. Within walking distance of the property is popular schooling for all age groups with both the grammar schools and sought after private schooling within easy reach.

ARCHED ENTRANCE PORCH With inset downlighting and tiled flooring, UPVC double glazed front door with adjoining side screens leads to:

ENTRANCE HALL Coved smooth plastered ceiling with inset downlighting, radiator, understairs storage cupboard

BEDROOM 3 13' 6" x 9' 3" (4.11m x 2.82m) Coved smooth plastered ceiling, radiator, window overlooking the front gardens

BEDROOM 4 11' 3" x 7' 3" (3.43m x 2.21m) Coved smooth plastered ceiling, radiator, window overlooking the rear garden

BEDROOM 5 10' 4" x 8' (3.15m x 2.44m) Dual aspect windows, radiator, coved smooth plastered ceiling

BATHROOM A white suite comprising of bath with mixer tap and wall mounted shower attachment, wash hand basin, WC, coved smooth plastered ceiling with inset downlighting, tiled walls, wall mounted light, chrome heated towel rail, window

STAIRCASE WITH HALF LANDING Leads to:

FIRST FLOOR GALLERIED LANDING Coved smooth plastered ceiling with inset downlighting, radiator, wall mounted heating thermostat control, picture window enjoying an outlook over the rear gardens

CLOAKROOM White suite comprising of WC, inset wash hand basin with drawers and cabinet below, coved smooth plastered ceiling with extractor fan, chrome heated towel rail, half tiled walls, tiled floor

LOUNGE 24' 4" x 11' 5" (7.42m x 3.48m) Coved smooth plastered ceiling with inset downlighting, two radiators, two windows to the side aspect, wall lights, patio doors leading to the rear sun terrace, Georgian style double doors opening to the kitchen/breakfast room and an archway leads to:

DINING ROOM 11' 7" x 11' 5" (3.53m x 3.48m) Coved smooth plastered ceiling with inset downlighting, radiator, patio doors leading to the sun terrace, wall light points, connecting door to the landing

STUDY 9' 10" x 8' (3m x 2.44m) Coved smooth plastered ceiling, radiator, dual aspect windows

KITCHEN/BREAKFAST ROOM 23' 1" x 17' narrowing to 10' 5" in the dining area (7.04m x 5.18m) Range of granite worktop surfaces, one and a half bowl sink unit with drainer, comprehensive range of drawers and base storage cupboards below and eye level wall mounted units over, integrated dishwasher, a central island with wine rack and drawers below, space for range style oven with adjacent granite worksurfaces with drawers and base storage cabinets above and below, granite splashback and extractor fan above, to the side there is space for an American style fridge/freezer with cupboards to the side and over. The kitchen has coved smooth plastered ceiling with inset downlighting, ceramic tiled floor, radiator, breakfast bar with seating for 4 people, ample space for a dining table and chairs, two windows to the front aspect enjoying an attractive elevated outlook and UPVC French doors open to a Sun Terrace with views over the front and rear garden, this area enjoying the early morning sun and is enclosed by chrome and glass balustrading

UTILITY ROOM 7' 3" x 6' 4" (2.21m x 1.93m) Stainless steel sink unit with adjacent stainless steel worksurfaces with space and plumbing below for a washing machine and tumble dryer, base storage cupboards, eye level wall mounted units, ceramic tiled floor, mosaic tiled walls, window to front aspect, coved smooth plastered ceiling with inset downlighting, extractor fan, window to front aspect and access to loft storage space

BEDROOM 1 13' 7" x 10' 9" plus walk in wardrobe (4.14m x 3.28m) Coved smooth plastered ceiling with inset downlighting, air conditioning unit, radiator, archway to a walk in wardrobe with a range of built in cupboards with hanging rail, shelving and shoe racks and a coved smooth plastered ceiling with inset downlighting



EN-SUITE SHOWER ROOM White suite comprising of fully tiled shower cubicle, wash hand basin and WC, coved smooth plastered ceiling with inset downlighting and extractor fan, fully tiled walls, chrome heated towel rail and window

A STAIRCASE FROM THE MAIN LANDING Leads to:

SECOND FLOOR LANDING Velux window and inset wall lighting, a door accesses a large storage area which has been boarded and also houses the hot water cylinder, light available. To the opposite side of the landing is a further boarded walk in storage area

BEDROOM 2/GUEST SUITE 17' 10" x 11' 2" (5.44m x 3.4m) Smooth plastered vaulted ceiling with inset downlighting, windows to side aspect, window overlooking the rear gardens, radiator, air conditioning unit

EN-SUITE BATHROOM 10' 10" x 9' 3" (3.3m x 2.82m) Comprising of a double ended inset bath with tiled surround, fully tiled shower cubicle, WC, bidet and wash hand basin, smooth plastered ceiling with inset downlighting and extractor fan, chrome heated towel rail, fully tiled walls, ceramic tiled floor, wall mounted light and Velux style window

SELF CONTAINED TWO BEDROOM ANNEX UPVC double glazed door with adjoining window from the garden leads to:

KITCHEN 11' 6" x 7' (3.51m x 2.13m) Comprising of single bowl single drainer sink unit with centre mixer tap with roll top worksurfaces with two base storage cupboards below, cupboards concealing the boiler serving the heating and domestic hot water supply, two appliance spaces, matching worktop surfaces with inset four ring electric hob with a range of drawers and base storage cupboards below, space at the side for an upright fridge/freezer, eye level electric oven with cupboard above and below, coved smooth plastered ceiling with downlighting, tiled floor, radiator. Door to:

LOUNGE 10' 8" x 10' 3" (3.25m x 3.12m) Coved ceiling, radiator, window to side aspect

FROM THE KITCHEN A DOOR LEADS TO AN INNER HALLWAY Coved smooth plastered ceiling with inset downlighting, built in double door storage cupboard

BEDROOM 1 12' 8" x 10' 3" (3.86m x 3.12m) Coved smooth plastered ceiling with inset downlighting, radiator, window overlooking the side area of garden

BEDROOM 2 10' 3" x 9' 11" (3.12m x 3.02m) Coved smooth plastered ceiling with inset downlighting, radiator, window overlooking the rear garden

OUTSIDE The annexe has a small enclosed area of garden with access to the front of the property, this area of the garden has a paved pathway and has been predominantly laid to artificial lawn.

INNER STORAGE AREA Smooth plastered ceiling, power and light available, plastered walls and connecting door to the garaging

OUTSIDE - FRONT The property is situated on a plot measuring approximately one third of an acre. To the front is a generous brick paved driveway providing off road parking for a number of vehicles and this is bordered by borders stocked with specimen shrubs and palms and areas of lawn. A driveway leads to the GARAGING with three up and over doors, two being electronically operated with outside lighting, there is power and light within the garaging and a personal door to the property. A wrought iron gate to the left hand side of the house gives access to the annexe and garden and to the opposite side of the house a paved pathway leads to a wrought iron gate giving access to:

OUTSIDE - REAR Firstly there is an area of lawn with a water tap and railway sleeper retained borders with a central railway sleeper, steps leading up to the large sun terrace directly to the back of the lounge and dining room. This area is enclosed by brick walling interspersed by railings, there is power and lighting and steps lead up to an area of lawn.





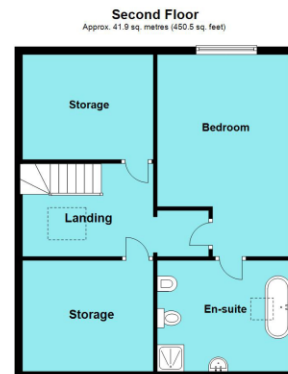
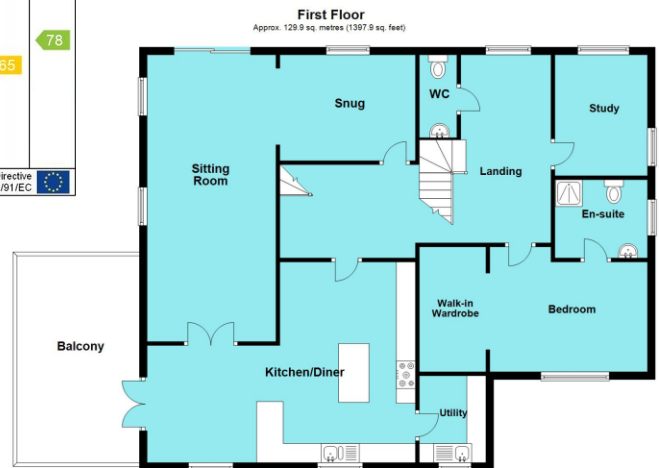
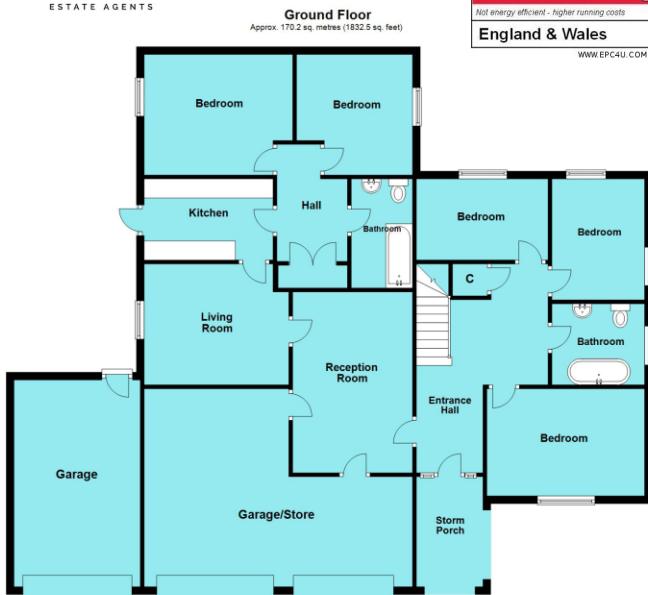
COUNCIL TAX BAND 'G' This information has been supplied by Bournemouth Christchurch & Poole council, and we would suggest you verify this information prior to purchase.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		65	78

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Total area: approx. 342.0 sq. metres (3680.9 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 or 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.

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