

ASHLING CLOSE

QUEENS PARK



£650,000
FREEHOLD

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

- SUPER FAMILY HOME in quiet cul-de-sac
- Individually designed to suit LOVELY SYLVAN LOCATION
- Thorough 'MAKEOVER' in recent years adding lots of style
- VAULTED ATRIUM STYLE LANDING
- Large lounge with woodburner and bifold doors

SUPER FAMILY HOME in quiet cul-de-sac. One of two houses individually designed to make the most of this lovely location. STYLISH UPDATED including VAULTED ATRIUM STYLE LANDING to let in lots of light. LARGE TIMBER DECK TERRACE overlooking garden.

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Tucked away in a QUIET CUL DE SAC, this 4 bedroom house has had a pretty thorough MAKEOVER in recent years to create the SUPER FAMILY HOME we see now

One of 2 individually designed houses built c,1988, designed to make the most of the lovely sylvan location, which feels more like being in the country than in town. With a VAULTED ATRIUM STYLE LANDING, the property is full of light

With so many good local schools, and plenty of open space and leisure facilities, its easy to see why this area particularly appeals to families and the accommodation offered here is ideal for family use.

One of our favourite features is the LARGE TIMBER DECK TERRACE which is a great spot for relaxing and dining out

The LOUNGE is a really good size room, and has woodburner and bifold doors out to the terrace and garden

It opens through into a SEPARATE DINING ROOM and also is open plan to the hallway, with a very useful STUDY ALCOVE

The Kitchen/Breakfast room is fitted with stylish modern units, including butchers block worktops, feature cooker hood and inset stainless steel butler style sink

Ground floor accommodation is completed by a utility room and cloakroom

One large bedroom has a lovely outlook over the garden, whilst the other one has an en suite shower

There are 2 further bedrooms and a LUXURY BATHROOM

The garden wraps around 2 sides of the house, with a very secluded backdrop of trees and mature shrubs

Windows are UPVC double glazed and there is gas central heating

A driveway leads to the double garage with twin up and over doors, and there is a useful porch between garage and kitchen, ideal for storing logs

Whilst a quiet spot, Ashling Close is still convenient for local shops, restaurants and bus routes along Charminster Road, and Castlepoint is not too far away either

Council Tax Band F

A REALLY STYLISHLY PRESENTED FAMILY HOME IN GREAT LOCATION

£650,000

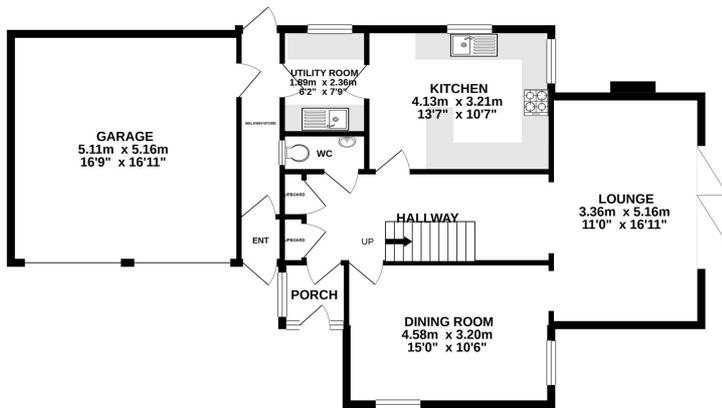
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GROUND FLOOR
97.2 sq.m. (1046 sq.ft.) approx.



1ST FLOOR
68.3 sq.m. (735 sq.ft.) approx.



TOTAL FLOOR AREA : 165.5 sq.m. (1781 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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