



11 Frost Drive, Wellesley, ALDERSHOT, Hampshire GU11 4DE

Guide Price £500,000 Freehold

JIGSAW ESTATES HAMPSHIRE are delighted to bring to the market this immaculately presented home built in 2020 and located in a quiet road on the Wellesley development. The house is a short distance from the local Wellesley Woods , offering over 100 hectares of woodlands, canal-side walks, wildlife areas and lakes for residents to explore. The main line railway is located at Aldershot town centre, less than a mile away, which runs regular services to London Waterloo in about 50 mins and there is also easy access to Guildford and Farnham centres.

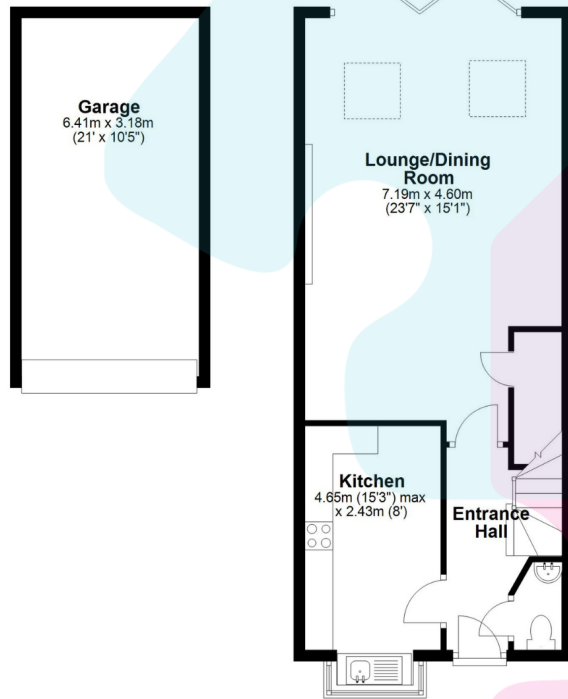
Accommodation downstairs comprises; a welcoming entrance hall with a downstairs cloakroom, a stunning, open-plan living space with media wall and a built-in, stylish electric fireplace. There are skylights in the vaulted ceiling and bi-fold doors across the rear of the home providing open access to the secluded rear garden, a large modern kitchen with bay window and fitted window shutters.

On the first floor are three bedrooms, two of which are generous double rooms with integrated, mirrored double wardrobes and fitted air-conditioning, and a modern family bathroom.

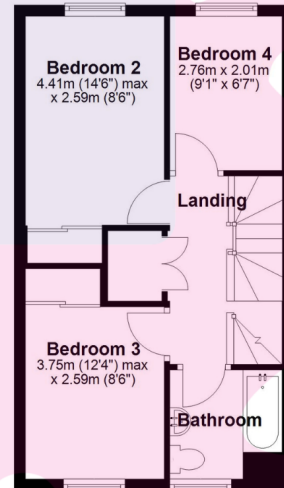


- FOUR BEDROOMS (EN-SUITE TO MAIN BEDROOM)
- GARAGE AND DRIVEWAY FOR SEVERAL VEHICLES
- EV CHARGING POINT
- MODERN KITCHEN AND BATHROOMS
- FITTED AIR-CONDITIONING TO BEDROOMS 1, 2 & 3
- OPEN-PLAN LIVING SPACE WITH BI-FOLD DOORS
- DOWNSTAIRS CLOAKROOM
- NEWLY BUILT IN 2020

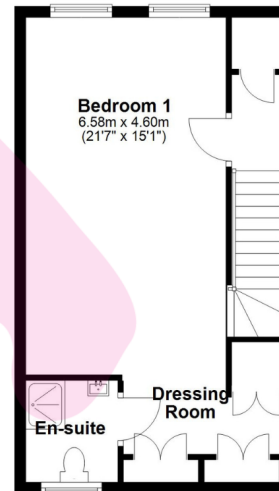
Ground Floor
Approx. 72.7 sq. metres (782.5 sq. feet)



First Floor
Approx. 38.0 sq. metres (409.1 sq. feet)



Second Floor
Approx. 37.7 sq. metres (406.3 sq. feet)



Total area: approx. 148.4 sq. metres (1597.9 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified. Total Floor Area includes any garages, outhouses or ancillary buildings shown on the floorplan.
EPC and Floorplan produced by WWW.G-Whis.net
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	86	95
(81-91)	B		
(69-80)	C		
(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	