



Estate Agents



Auctioneers

Cranleigh Road, Southbourne, Bournemouth, BH6 5JY

Guide Price £675,000 – Freehold

Superbly Presented Three Bedroom Extended Detached House
Hallway | Downstairs WC | Lounge | Open-Plan Kitchen & Dining Space | Utility Room | First Floor Landing
Three Bedrooms | Bathroom | Off Street Parking | Landscaped Rear Garden | Garden Room

This superbly presented and extended three bedroom detached house has been the subject of complete refurbishment by the current owners, and an extensive list of features now include UPVC double glazing, external cladding, central heating, retiled roof, plantation shutters, stylish lounge with feature fireplace, open-plan kitchen/dining room with bi folding doors to the garden, utility room, three good sized bedrooms, modern bathroom, landscaped rear garden and a garden room.

Enter via the front door into the hallway with staircase to the first floor and useful understairs cloakroom. To the front aspect is the well proportioned, yet cosy reception room having large bay window with shutters - the vendors have built a media wall with space for large screen TV and feature electric fireplace with LED lighting. Double sliding doors lead to the impressive open-plan living/dining and kitchen area featuring a wood burning stove, lantern style roof to the extension and bi folding doors leading out to the patio. The kitchen area is fitted with an extensive range of stylish wall and base units with feature central island unit and range style cooker; there is a useful utility room housing the white goods, central heating boiler and a door to the side.

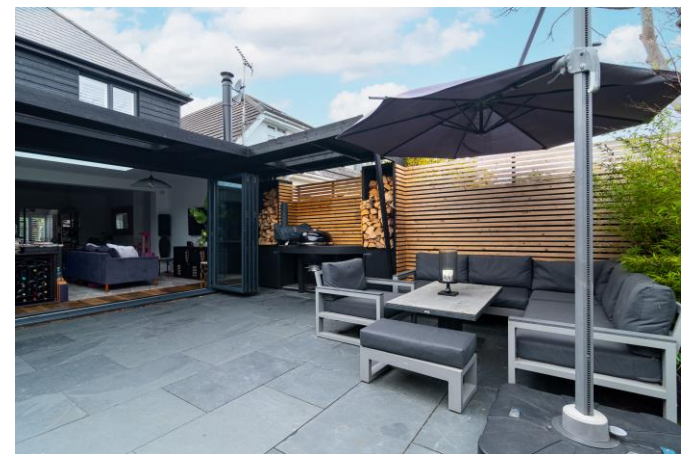
Upstairs there are three good sized bedrooms and a family bathroom with modern three piece suite. Access to loft space from landing.

Outside, the frontage has been laid to gravel, providing off road parking for 2 vehicles. Gated side access. The rear garden has been landscaped, having a large porcelain patio and lawn area, with contemporary-style fencing. There is a purpose built Garden Room with power and light, which can be used as an office or gym. Further storage space to the side.

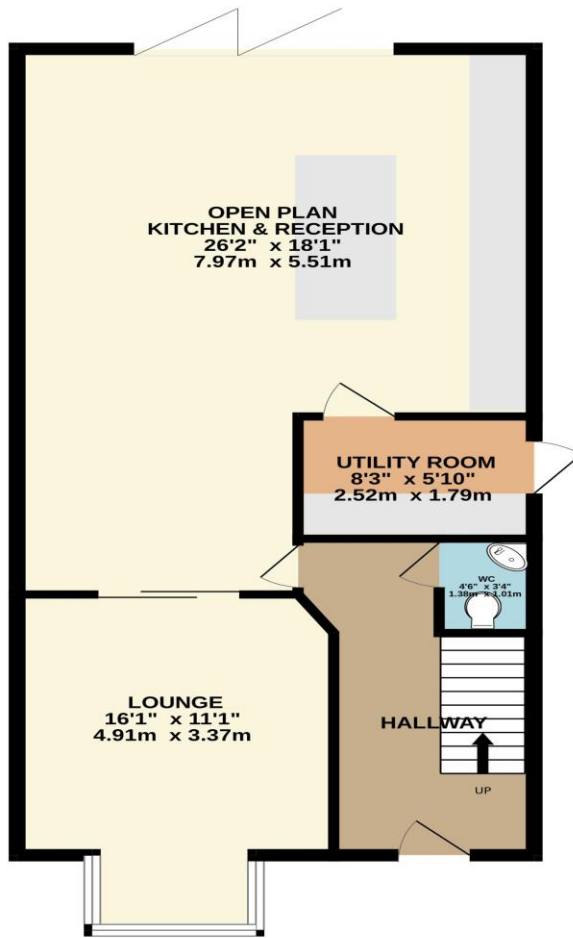
Council Tax Band: D

EPC Rating: 61 | D

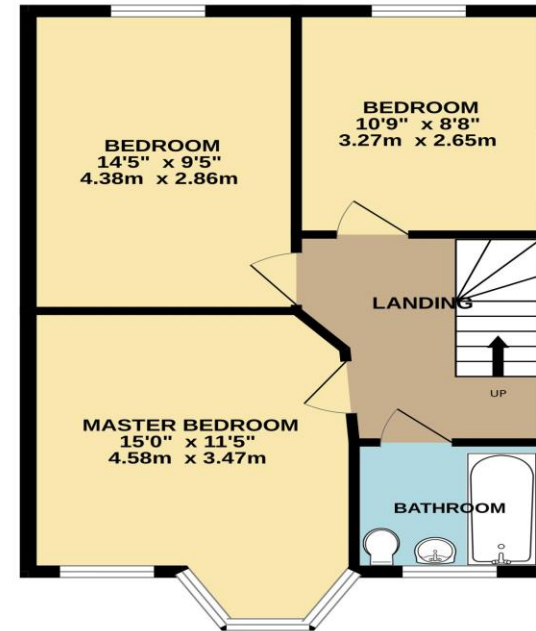




GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 1217 sq.ft. (113.0 sq.m.) 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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