



**Connells**

Cranleigh Road  
BOURNEMOUTH



## Property Description

Connells of Southbourne proudly presents this deceptively spacious four/five bedroom semi-detached house, ideally situated within walking distance of Tuckton's local shops. This sizeable family home boasts versatile accommodation, with the potential for five bedrooms - the downstairs room offering flexibility as a bedroom, home office, or study. The heart of the home lies in its fantastic kitchen/diner, perfect for family gatherings and seamlessly flowing into a large conservatory overlooking the enclosed rear garden, creating an ideal space for entertaining and socialising. Completing the downstairs is a comfortable family lounge and a convenient cloakroom. Upstairs, you will find the remaining four bedrooms and a well-appointed family bathroom.

## Entrance Hallway

Via double glazed door. Side aspect obscure double glazed window. Stairs rising to the first floor. Understairs cupboard. Wooden flooring.

## Cloakroom

WC and wash hand basin with storage cupboard under. Side aspect obscure window.

## Study

15' x 4' ( 4.57m x 1.22m )

Front aspect double glazed window. Glass sky light. Radiator.

## Lounge

14' 10" x 10' ( 4.52m x 3.05m )

Front aspect double glazed window. Open fireplace with tiled hearth. Wooden flooring. TV point. Radiator.

## Kitchen/Diner

21' max x 11' max ( 6.40m max x 3.35m max )

Fitted kitchen comprising range of base and wall storage cupboards, inset stainless steel sink unit and draining board, inset gas hob with extractor hood over, double oven, space and plumbing for washing machine, space for upright fridge freezer, space and plumbing for dishwasher. Feature fireplace with open fire. Part tiled walls. Wooden flooring. Two open archways into the conservatory.

## Conservatory

15' x 9' 10" ( 4.57m x 3.00m )

Double glazed construction with glass roof. TV point. Wooden flooring. Radiator.

## Landing

Side aspect double glazed window. Doors leading to all accommodation.

## Bedroom One

11' x 10' ( 3.35m x 3.05m )

Front aspect double glazed window. Built in storage cupboard. Stairs to bedroom four.

## Bedroom Two

11' x 9' ( 3.35m x 2.74m )

Rear aspect double glazed window. Built in wardrobe and storage cupboard.

## Bedroom Three

13' 11" max x 8' ( 4.24m max x 2.44m )

Two side aspect double glazed windows.  
Built in wardrobe.

## Bedroom Four

9' x 6' ( 2.74m x 1.83m )

Front aspect double glazed window. Radiator.

## Bathroom

Suite comprising P shaped bath with glass shower screen, pedestal wash hand basin and WC. Part tiled walls. Tiled flooring. Rear and side aspect double glazed windows. Radiator.

## Outside Front

The front garden is enclosed on two sides by wooden panelled fencing and is accessed via gates leading to hard standing providing off road parking for several vehicles.

## Outside Rear

Enclosed on all sides laid mainly to lawn with stocked flower borders, mature plants, shrubs and trees.

## Agents Note

Council Tax Band: C





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: Awaited**

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Tenure: Freehold



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