



Cromer Road | | Poole | BH12 1NB

£375,000

BEEZUMS

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- QUIET ROAD
- CHARACTER FAMILY HOME
- THREE RECEPTION ROOMS
- THREE DOUBLE BEDROOMS
- GARAGE AND OFF ROAD PARKING
- CLOSE TO TRAIN STATION & PENN HILL
- SUNNY LEVEL GARDEN • VACANT POSSESSION

CHARACTERFUL and SPACIOUS 3 DOUBLE BEDROOM family home, offering over 1,300 SQ FT of accommodation, to include LARGE KITCHEN/DINER, two reception rooms, and a modern bathroom. PRIVATE SUNNY LEVEL GARDEN, a GARAGE, and LARGEDRIVEWAY. Well-located within WALKING DISTANCE TO STATION and close to PENN HILL VILLAGE.





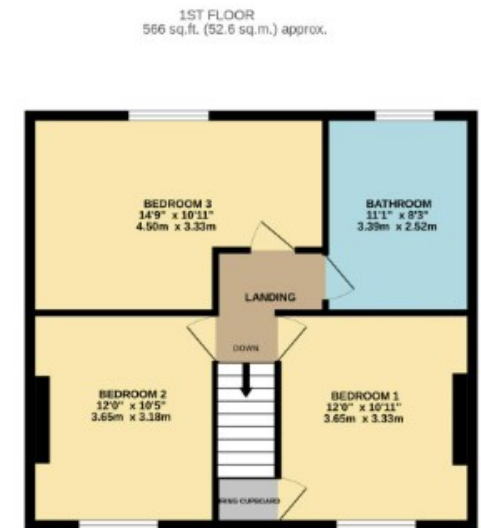
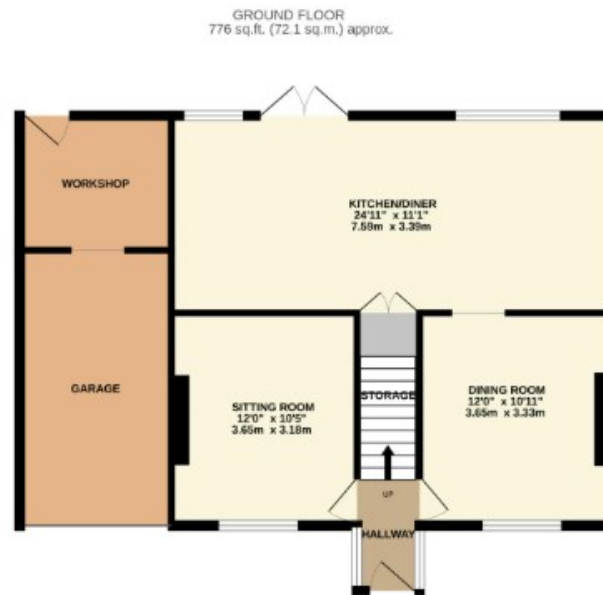
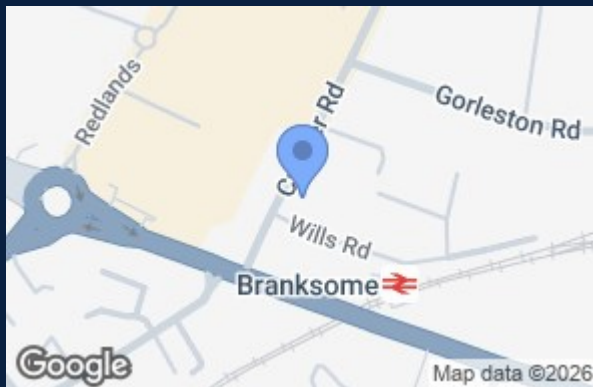
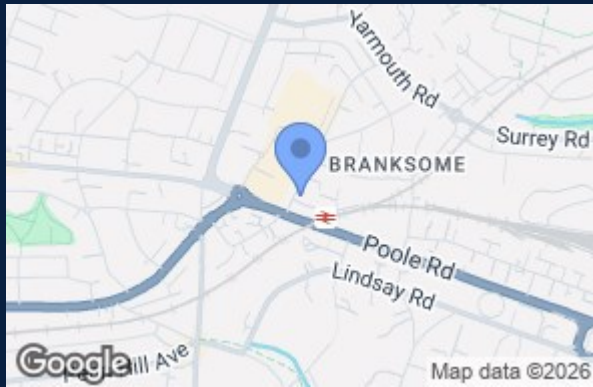
Situated in a quiet road within the desirable area of Branksome, this property is ideally located within walking distance of Branksome Railway Station. Major retailers such as John Lewis Home, Tesco, and Lidl are nearby, alongside the independent cafés and boutiques of Westbourne. The property also benefits from close proximity to local schools, parks, and the area's award-winning beaches.

The property is bright and spacious throughout, offering 1,343 sq ft of accommodation arranged around a central hallway. The large kitchen/diner is a particular feature of the home, spanning across the entire width of the property with direct access to the rear garden, making it perfect for modern family living. Two further reception rooms complete the ground floor layout.

On the first floor, there are three double bedrooms and an impressive four-piece family bathroom, which is modern and equipped with quality fixtures and clean finishes.

Outside, the property features a well-maintained, good-sized garden that is private, sunny, and level, providing an ideal space for outdoor living. Parking is comprehensive, consisting of a private garage and a dedicated driveway for off-road parking.





TOTAL FLOOR AREA : 1343 sq.ft. (124.7 sq.m.) approx.

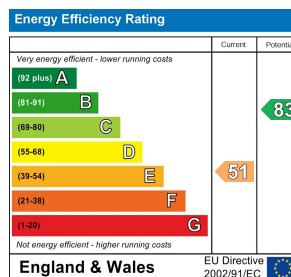
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Council Tax Band C EPC Rating E



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.