



EDWARDS  
ESTATE AGENTS

CASTLE STREET  
CRANBORNE, BH21 5QA



# GUIDE PRICE £500,000

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- SEMI-DETACHED FAMILY HOME
- POPULAR VILLAGE LOCATION
- THREE BEDROOMS
- OPEN PLAN KITCHEN/DINING/LIVING ROOM WITH CONSERVATORY
- STUDY AND ADJOINING WC/UTILITY ROOM
- POTENTIAL FOR ANNEX (STPP)
- DOUBLE GARAGE
- CORNER PLOT WITH GARDENS TO FRONT AND REAR

Occupying a corner plot in the heart of this desirable village location, this three bedroom semi-detached family home offers opportunity to extend (STPP). The property is approached across a walled front garden to a storm porch and front door leading to a welcoming hallway.

The hub of this delightful property is undoubtedly the open plan kitchen/dining/living room which has French doors opening to the front garden as well as double opening doors to an adjoining conservatory overlooking the rear garden. The stylishly fitted kitchen with Rangemaster cooker has a distinct cottagey feel and the fitted woodburner in the living area further enhances the cosy ambience.

The study has a door directly to the rear garden as well as a useful storage cupboard and pedestrian door to the double garage and a separate utility/cloakroom has a window overlooking the rear garden.

On the first floor, the three bedrooms are served by a family bathroom fitted with a traditional bath, wash hand basin and WC, with shower screen above the bath.



Outside the delightful cottage gardens are laid to lawn with planted flower, fruit and vegetable beds. The rear garden enjoys a good degree of privacy with fencing to boundaries. Laid mainly to lawn there is also a greenhouse and garden shed.

#### Additional Information

Energy Performance Rating: D

Council Tax Band: C

Tenure: Freehold

Accessibility / Adaptations:

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: AONB - Dark Sky Reserve

Listed building: No

Tree Preservation Order: No

Parking: Private driveway & integral double garage

Utilities: Mains electricity, mains water

Heating: Oil fired central heating - woodburning stove

Drainage: Mains sewerage

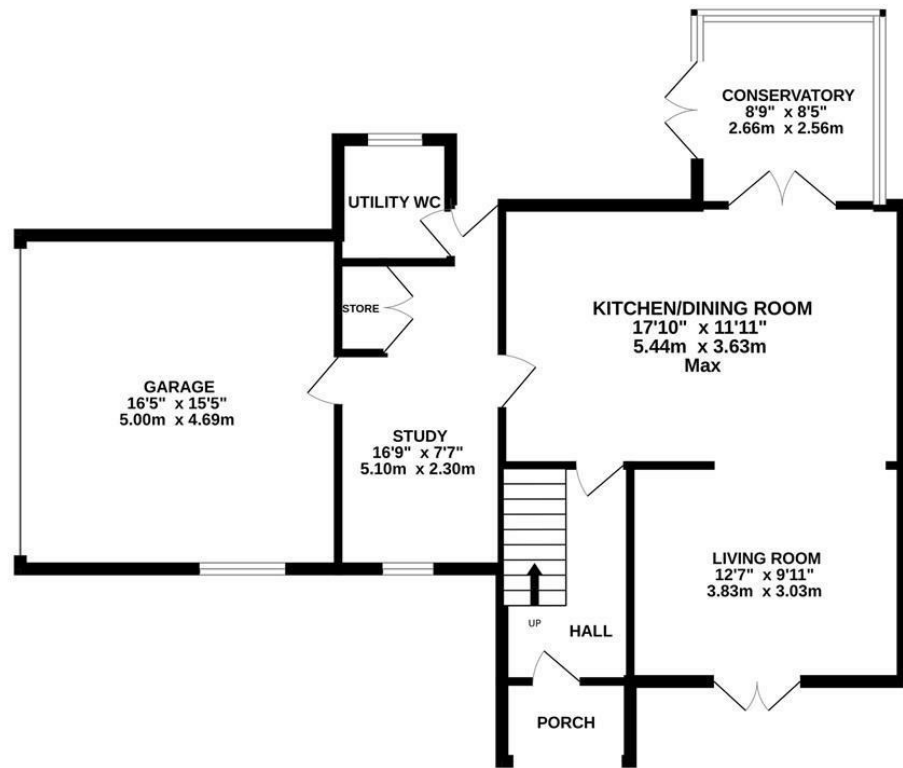
Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website

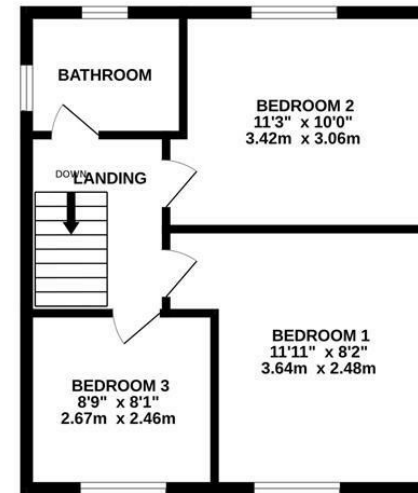
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GROUND FLOOR



1ST FLOOR



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Ferndown Office

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