



Estate Agents



Auctioneers

97 Cranleigh Road, Southbourne, Bournemouth, Dorset, BH6 5JX

Guide Price £675,000 – Freehold

**Stunning Four Bedroom Two Bathroom Extended Detached House | Hallway | 22ft Open Plan Kitchen Family Room
19ft x 16ft Lounge Diner | Ds Wc & Utility Room | Landing | Master Bedroom with Ensuite | Three Further Double Bedrooms
Luxury Bathroom | Multiple Off Street Parking | Detached Garage | Rear Garden**

This is a fantastic opportunity to acquire a beautifully modernised and extended four-bedroom, two-bathroom detached house, offering exceptional family accommodation. This completely remodeled property features UPVC double glazing, gas central heating, a stunning 22ft open-plan kitchen family room, a spacious 19ft x 16ft lounge diner with bi-folding doors, a downstairs WC, and a utility room. The master bedroom includes fitted wardrobes and an ensuite shower room, while there are three additional genuine double bedrooms, a luxury family bathroom, multiple off-road parking spaces, a detached garage, and a rear garden. The house is presented in excellent condition throughout, and viewings are highly recommended.

Upon entering, you are welcomed by a hallway with a turning staircase that leads to the first floor, complete with a large cupboard underneath. It also has doors to both reception rooms and a convenient combined WC and utility room, which houses a sink and the washing machine. At the front of the house is the impressive 22ft open-plan kitchen family room, featuring double bay windows fitted with plantation shutters. The kitchen area boasts a modern range of wall and base units, including a central island with quartz work surfaces. It includes a built-in double oven, an induction hob, a dishwasher, and space for a fridge freezer. The family area offers ample space for seating and is equipped with wall-mounted TV points.

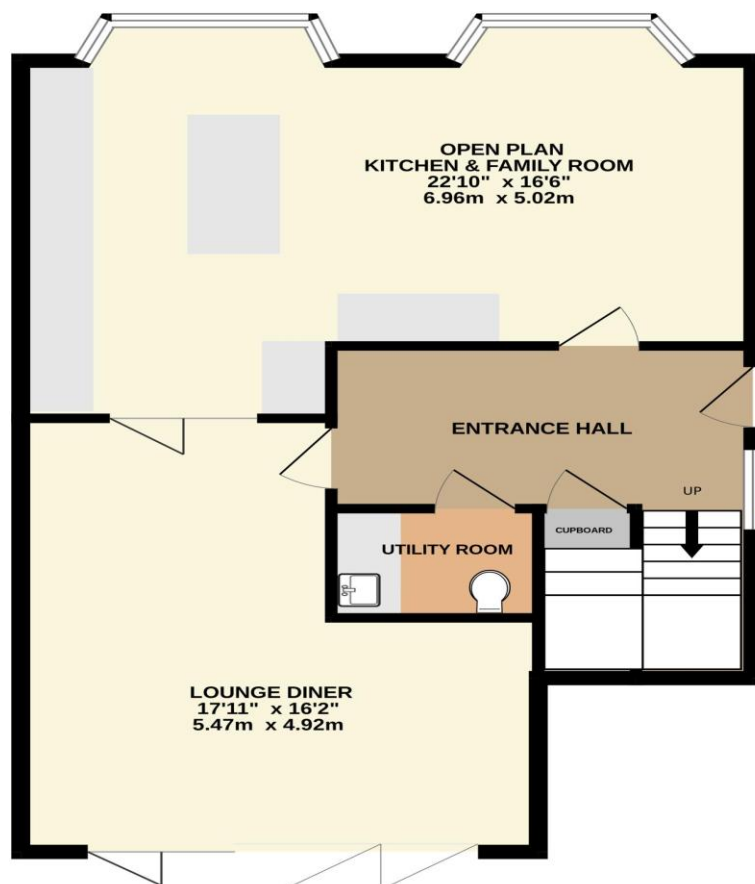
At the rear is the spacious 19ft x 16ft lounge diner, showcasing stunning aluminium bi-folding doors that lead to a patio area. The ground floor is enhanced with contemporary tiled flooring. Upstairs, the generous landing has a storage cupboard and access to the loft. There are four excellent bedrooms: the master bedroom features fitted wardrobes and drawers, as well as its own ensuite shower room, WC, and basin. Bedroom two is also a large double, located at the front with a bay window, while bedrooms three and four are both spacious, giving the kids plenty of room to choose from! The luxury bathroom includes a bath with a shower, WC, basin, and a heated towel rail, along with a window to the side. Externally, the property benefits from a large gravel driveway with lighting, providing off-road parking for four to five cars or a boat/caravan, leading to a detached garage at the rear. The rear garden features a large raised porcelain patio area and a lawn, enclosed by new fencing.

Tenure: Freehold
EPC Rating: 66 | D
Council Tax: D

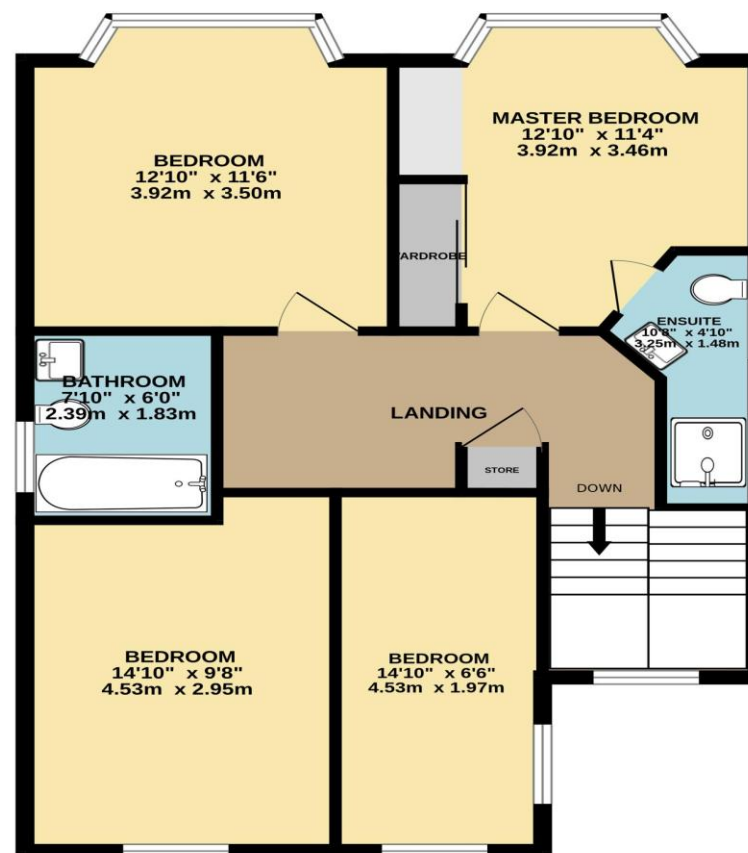




GROUND FLOOR
722 sq.ft. (67.1 sq.m.) approx.



1ST FLOOR
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA : 1444 sq.ft. (134.1 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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