

**Rowe
& Co.**

9 Cranbourne Park, Hedge End

Southampton

£315,000

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9 Cranbourne Park

Hedge End, Southampton

This beautifully presented three-bedroom home has been thoughtfully modernised by the current owners and features stylish finishes throughout. The accommodation includes a contemporary kitchen/dining room and a comfortable lounge, creating an ideal space for both everyday living and entertaining. Upstairs, the first floor offers three well-proportioned bedrooms along with a well-appointed family bathroom. Externally, the property benefits from a low-maintenance rear garden. The garage has been converted and is currently used as a useful storage area and home office, offering additional versatile space.

The property is located in Hedge End and benefits from close proximity to local shops, amenities, and excellent transport links, with the M27 motorway easily accessible. The village offers a wide variety of local shops and a good selection of highly regarded schools for all ages. Manor Farm Country Park provides scenic walks along the Hamble River, while the nearby retail park offers superb out-of-town shopping. The Ageas Bowl, home of Hampshire Cricket, is also close by and hosts international cricket matches as well as live music events.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



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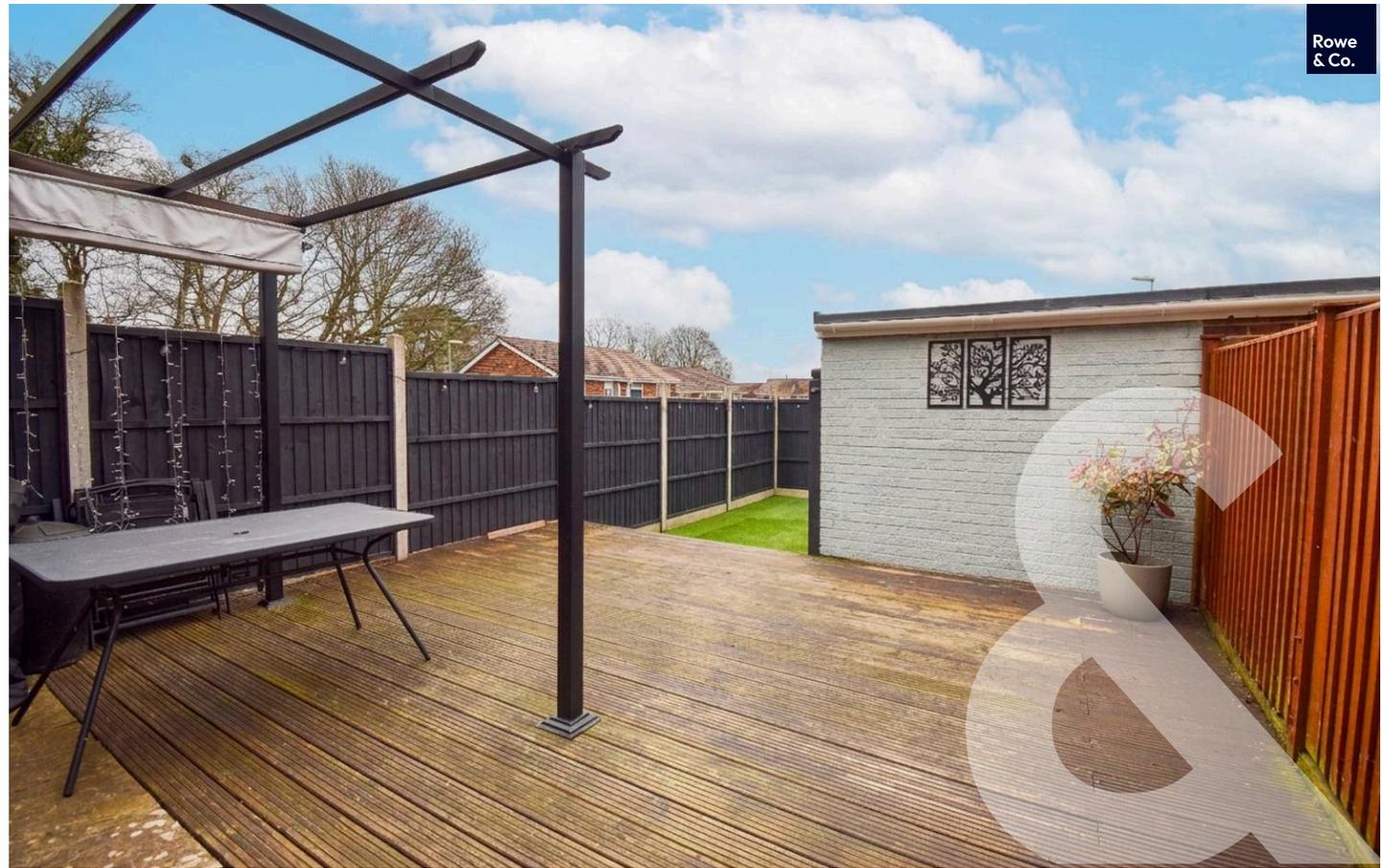
INSIDE

The property is entered via a spacious entrance hall featuring useful under-stairs storage, with doors leading to all ground-floor rooms and stairs rising to the first floor. The lounge enjoys a window to the front aspect and offers ample space for a variety of furniture arrangements. An opening at the rear leads through to the impressive kitchen/dining room, a bright and sociable space with French doors opening onto the rear garden and plenty of room for a large dining table and chairs. The kitchen is fitted with a range of shaker-style wall and base units with cupboards and drawers beneath, complemented by worktops and a convenient breakfast bar. To the first floor there are three well-proportioned bedrooms, all served by a modern family bathroom.

OUTSIDE

The front of the property features a lawned garden with a paved footpath leading to the front entrance. To the rear, the garden has been thoughtfully designed with a patio area, ideal for outdoor dining and entertaining, along with a section of artificial lawn and gated pedestrian access. The garage has been converted to provide a useful storage area and a separate office space.

- Stunning Kitchen / Dining Room
- Office / Store
- Modern Bathroom
- Three Bedrooms
- Popular Location



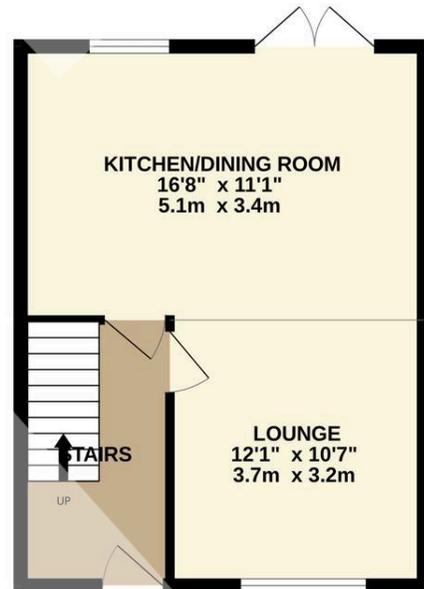
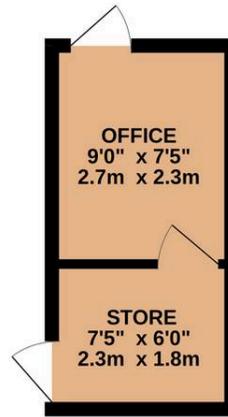
Rowe & Co.



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GROUND FLOOR



1ST FLOOR



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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**REQUEST
VIEWING**

(GOTTA BE QUICK!)

