



STRATTON OAK ESTATES

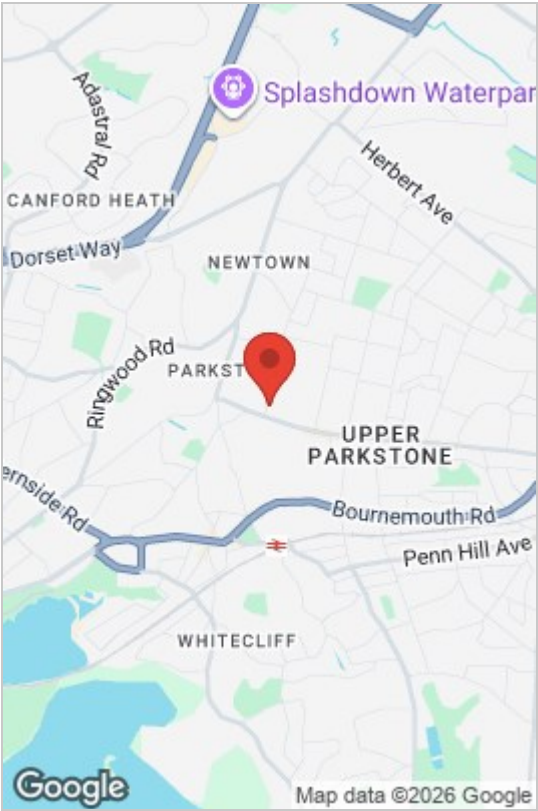


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8 Cranbrook Road, Poole, BH12 3BS

Guide Price £365,000

GREEN PARK GARDENS EXETER PARK ROAD, DORSET, BOURNEMOUTH, BH2 5BD
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GROSS INTERNAL AREA
FLOOR 1: 629 sq.ft, 58 m², FLOOR 2: 466 sq.ft, 43 m²
TOTAL: 1095 sq.ft, 101 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

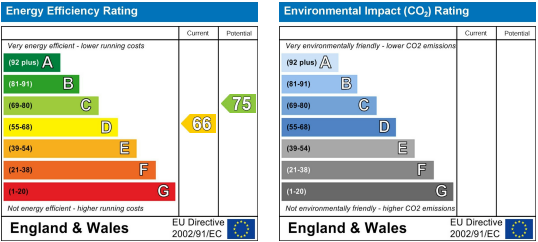


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- Extended 3 bedroom semi-detached family home in a highly desirable Parkstone location.
- The extended ground floor features a spacious lounge, an open-plan kitchen/diner, a practical utility room, and a bright rear snug.
- Upstairs offers two excellent double bedrooms and a versatile third bedroom that can also accommodate a double bed or a home office.
- Ideally located within a desirable Parkstone position, the home offers easy access to local amenities, Ashley Cross, and Poole Harbour.
- Beautifully presented and in immaculate condition throughout, this property is completely move-in ready for a new owner.
- The low-maintenance, east/south-facing garden enjoys plenty of sun and features a raised composite deck, an AstroTurf lawn, and a storage shed.
- The front driveway provides convenient off-road parking for two vehicles along with useful side access to the property.



This beautifully presented three-bedroom semi-detached home is situated in a highly popular and convenient Parkstone location, offering an immaculate, move-in-ready opportunity for families and professionals alike. The property boasts excellent curb appeal with off-road parking for two vehicles, while the extended ground floor features a spacious living room, an impressive open-plan kitchen and dining area, a utility space, and a separate rear snug. Upstairs provides two large double bedrooms, a versatile third bedroom, and a modern family bathroom with both a bath and walk-in shower. Outside, the home benefits from a beautifully designed, low-maintenance South/East-facing garden complete with composite decking, AstroTurf, and patio spaces, all perfectly positioned within easy reach of local amenities, Ashley Cross, and Poole Harbour.



Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.