



Estate Agents



Auctioneers

Cranleigh Gardens, Southbourne, Bournemouth, Dorset, BH6 5LE

Guide Price £485,000 – Freehold

**Three Bedroom Two Bathroom Detached Chalet Bungalow | Porch | Hallway | Two Ground Floor Bedrooms | Bathroom & WC
Kitchen | Sitting Room | Extended Sitting/Dining Room | Landing | Master Bedroom with Ensuite | 21ft Detached Garage
Off-Street Parking for 2/3 Cars | Secluded Rear Garden | No Chain**

Deceptively Spacious Three Bedroom, Two Bathroom Extended Detached Chalet Bungalow in a Quiet Cul-de-Sac near Tuckton. This beautifully presented and deceptively spacious detached chalet bungalow is tucked away in a peaceful cul-de-sac, just a short stroll from the picturesque River Stour and the local shops and amenities of Tuckton. Perfectly positioned, the property is approximately one mile from the vibrant centres of both Southbourne and Christchurch, each offering an excellent selection of shops, cafés, and restaurants. The property offers well-balanced and versatile accommodation, benefiting from double glazing, gas central heating, an impressive 18ft master bedroom with ensuite, a large extended open-plan living area, modern kitchen, 21ft detached garage, and the added advantage of no onward chain. Viewing is highly recommended.

Upon entering through the porch, you are welcomed into a bright hallway with stairs leading to the first floor and doors to all principal rooms. On the ground floor, there are two bedrooms: a generous double bedroom to the front and a good-sized single bedroom to the side, both served by a family bathroom complete with bath, shower, and wash basin, as well as a separate cloakroom. To the rear lies the modern fitted kitchen, offering an excellent range of wall and base units with space for a cooker and appliances, a larder cupboard, and a wall-mounted gas central heating boiler. A side window provides natural light, and a door leads through to the extended living area. The comfortable sitting room features a charming fireplace and flows seamlessly into the rear extension, which provides additional seating and dining space overlooking the garden. Large picture windows and French doors flood the room with light and offer pleasant views of the private, south-facing rear garden. Upstairs, the first floor accommodates a superb master suite measuring approximately 18ft by 12ft, complete with ample eaves storage and a modern ensuite shower room with WC.

Externally, the property features a block-paved frontage providing off-road parking for two to three vehicles, with a driveway leading to the detached brick-built garage, which has been rebuilt with a pitched roof and measures approximately 21ft by 8ft7. The rear garden is designed for ease of maintenance, with a block-paved patio, mature borders, and a delightful sunny southerly aspect offering excellent seclusion.

This charming home combines a peaceful setting with spacious accommodation and convenient access to local amenities — an ideal purchase for those seeking comfort, space, and a desirable location near the River Stour.

Tenure: Freehold

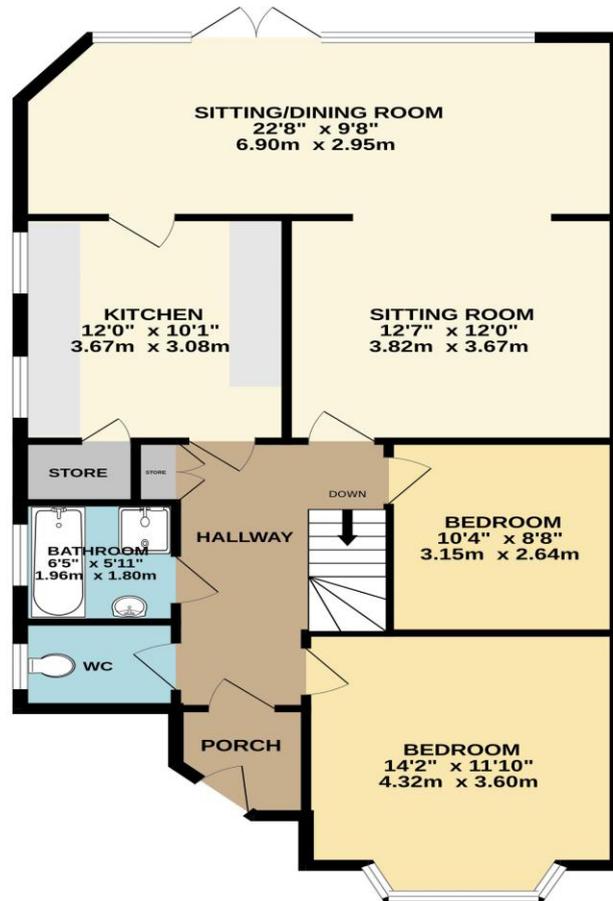
Council Tax Banding: D

EPC Rating: 53 | D





GROUND FLOOR
949 sq.ft. (88.1 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 1315 sq.ft. (122.2 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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