

**150 Cranbook Road, Parkstone, Poole,  
Dorset, BH12 3JB**



**HEARNES**

WHERE SERVICE COUNTS



# 150 Cranbrook Road, Parkstone, Poole, Dorset, BH12 3JB

## FREEHOLD PRICE £415,000

An attractive 3 double bedroom detached home, set on a corner plot with garage, driveway and parking and sold vacant with no forward chain. This home was built in 2003, by local well regarded, Bayview Developments and offers generous accommodation to include 2 reception areas, downstairs cloakroom, en suite shower room, spacious hall and bright landing. The house is neat and tidy, however offers potential for updating and modernising. The current owners loved the space, how bright and light the property was and the well-proportioned room sizes. Further offering gas central heating, double glazing, a large part boarded loft with pull down ladder, and low maintenance gardens.

- Modern detached home built in 2003 by Bayview Developments
- 3 double bedrooms, one with an en suite shower room
- Generous accommodation throughout, approaching 1300 sqft
- Kitchen, opening to a dining room
- Kitchen fitted in a range of cream units with wood effect work tops over and integrated 4 ring gas hob, oven, extractor, under counter freestanding fridge, freezer and washing machine
- Good size dual aspect sitting room
- Welcoming entrance hall room with ground floor cloakroom
- Gas central heating and double glazing
- Presently having a fitted stair lift (this can be removed)
- Detached garage with electric door, power, light and side access door
- Set on a corner plot with side, front and rear gardens
- Driveway with parking for 2/3 cars
- Rear garden that is private, level and laid to lawn. There is a storage shed and side access door to the garage
- Sold vacant with no forward chain
- Excellent access to local bus routes

Cranbrook Road is situated within half a mile of the shops at Parkstone close to parks and open space at, Haskells Road, Sea View Viewpoint and Branksome Recreation Ground. It is within 2 miles of Poole Town Centre and a mile to the shops at Branksome Retail Park, Branksome train station and Tower Park. Bournemouth Town Centre is 3 miles away. The house sits next to the bus stop, which is very convenient, and gives access to the surrounding area.

COUNCIL TAX BAND: C

EPC RATE: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





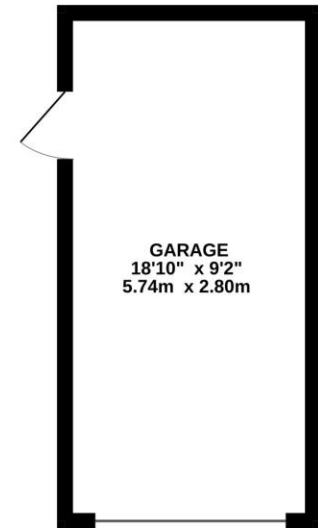
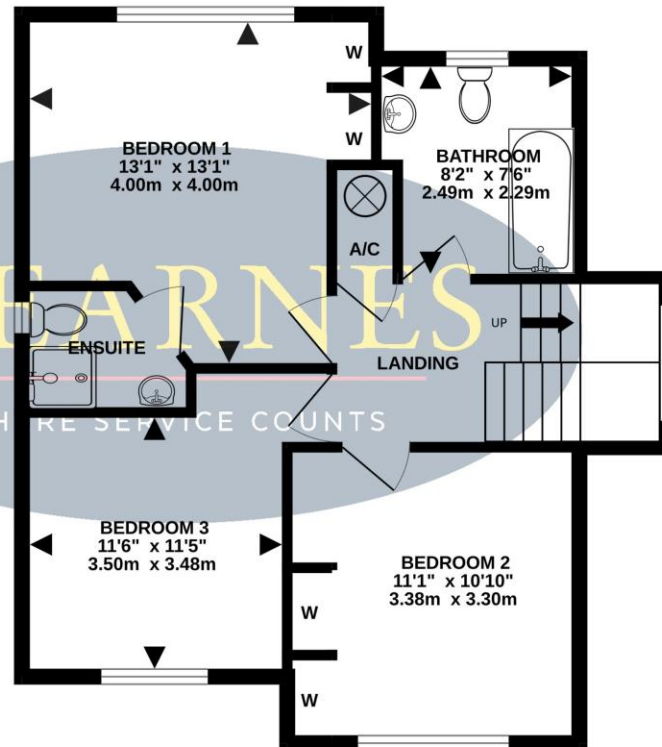
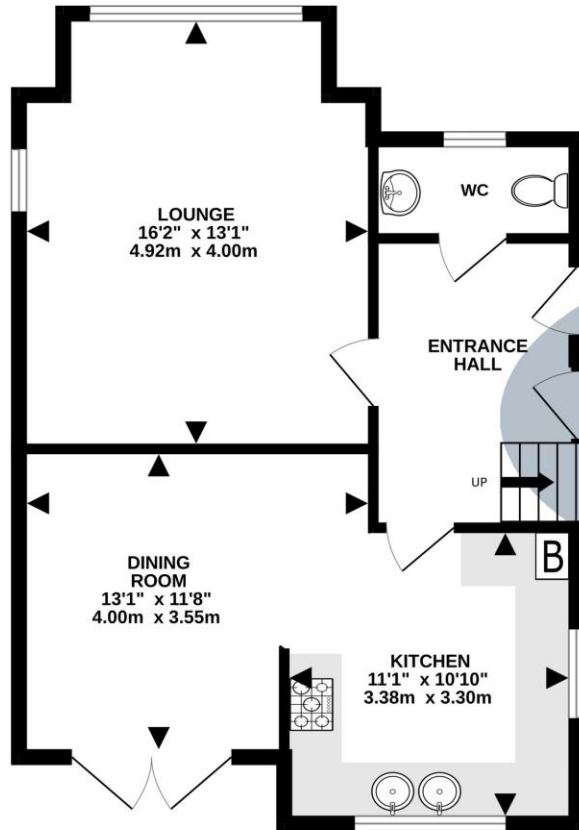




# INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 1286 sq.ft. (119.4 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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